

MEMO

TO: Whitestown Town Council
Whitestown RDC

FROM: Claire Collett, Boone EDC
317-719-1990 / Claire@BetterInBoone.org

DATE: May 11, 2023

RE: 2023 Compliance Review – Batch 2

The Boone EDC has reviewed and recommends Town Council approve the following compliance documents for real and/or personal property tax abatements:

CF-1 Real Property

1. Valenti-Held Contractor/Developer, Inc. formerly JRV Investment Group, LLC
2. CCBCC Operations, LLC
*Wages are lower than the estimated SB-1 but have increased \$2.08 since 2022. Employee headcount has exceeded the estimated headcount on the SB-1.
3. Prologis, formerly Duke/ AllPoints Indy LLC
*Address for this CF-1 is 4055 S. 500 E.
4. Rego-Fix Tool Corporation (RP - Swissam Property Corp. ("SAP"))

CF-1 Personal Property

1. CCBCC Operations, LLC
*Wages are lower than the estimated SB-1 but have increased \$2.08 since 2022. Employee headcount has exceeded the estimated headcount on the SB-1.
2. Walter Payton Power Equipment LLC

Please see the attached copies of the submitted CF-1 forms and other documents for reference.

Upon either approval or denial of compliance, the Town must complete the top portion on page two of each CF-1 document. Please provide a copy of the approved resolution and signed CF-1 forms to the Boone EDC for future reference. We will also file a copy with Boone County.

If you have any questions or concerns, please do not hesitate to let me know.



**COMPLIANCE WITH STATEMENT OF BENEFITS
PERSONAL PROPERTY**

State Form 51765 (R7 / 12-22)

Prescribed by the Department of Local Government Finance

PRIVACY NOTICE
This form contains confidential information pursuant to IC 6-1.1-35-9 and IC 6-1.1-12.1-5.6.

FORM CF-1 / PP
20 23 Pay 20 24

- INSTRUCTIONS:**
1. Property owners whose Statement of Benefits was approved must file this form with the local designating body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
 2. This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between January 1 and May 15, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between January 1 and the extended due date of each year.
 3. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (CF-1).

SECTION 1		TAXPAYER INFORMATION	
Name of Taxpayer CCBCC Operations LLC		County Boone	
Address of Taxpayer (number and street, city, state, and ZIP code) 4115 Coca Cola Plaza, Charlotte NC 28211		DLGF Taxing District Number 06 Whitestown	
Name of Contact Person Robert Wheeler	Telephone Number (704) 557-4426	Email Address robert.wheeler@cokeco.com	
SECTION 2		LOCATION AND DESCRIPTION OF PROPERTY	
Name of Designating Body Town of Whitestown		Resolution Number 2020 15	Estimated State Date (month, day, year) 06/01/2020
Location of Property 3690 S 500 E, Whitestown IN 46075; 3879 S 450 E, Whitestown IN 46075		Actual Start Date (month, day, year) 06/01/2020	
Description of new manufacturing equipment, new research and development equipment, new information technology equipment, or new logistical distribution equipment to be acquired. 400,000 square foot automated distribution warehouse and 15,000 square foot		Estimated Completion Date (month, day, year) 04/19/2021	Actual Completion Date (month, day, year) 04/19/2021
SECTION 3		EMPLOYEES AND SALARIES	
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees		232	462
Salaries		11,629,696	22,639,000
Number of Employees Retained			
Salaries			
Number of Additional Employees			
Salaries			
SECTION 4		COST AND VALUES	
	MANUFACTURING EQUIPMENT	RESEARCH & DEVELOPMENT EQUIPMENT	LOGISTICAL DISTRIBUTION EQUIPMENT
	IT EQUIPMENT		
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	COST
			ASSESSED VALUE
Values Before Project	\$	\$	\$ 0
Plus: Values of Proposed Project	\$	\$	\$ 15,000,000
Less: Values of Any Property Being Replaced	\$	\$	\$ 0
Net Values Upon Completion of Project	\$	\$	\$ 15,000,000
ACTUAL	COST	ASSESSED VALUE	COST
			ASSESSED VALUE
Values Before Project	\$	\$	\$ 0
Plus: Values of Proposed Project	\$	\$	\$ 21,248,000
Less: Values of Any Property Being Replaced	\$	\$	\$ 0
Net Values Upon Completion of Project	\$	\$	\$ 21,248,000
NOTE: The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6(c).			
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER	
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted			
Amount of Hazardous Waste Converted			
Other Benefits:			
SECTION 6		TAXPAYER CERTIFICATION	
I hereby certify that the representations in this statement are true.			
Signature of Authorized Representative <i>[Signature]</i>		Title Director, Property Tax and Co	Date Signed (month, day, year) 5/4/23



**STATEMENT OF BENEFITS
PERSONAL PROPERTY**
State Form 51704 (11-15)
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 6-1-12-1-1.

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** 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.
- 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.
- To claim a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERR) with the township assessor of the township where the property is situated or with the county assessor if there is no township assessor 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.
- Property owners whose Statement of Benefits was approved, must submit Form CF-1/PP annually to show compliance with the Statement of Benefits (IC 6-1-12-1-5 (6)).
- 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 6-1-12-1-17)

SECTION 1: TAXPAYER INFORMATION							
Name of taxpayer CCBCC Operations, LLC	Name of contact person Robert Wheeler						
Address of taxpayer (number and street, city, state, and ZIP code) 4115 Coca Cola Plaza, Charlotte NC 28211							
Telephone number (704) 557-4226	Restriction number(s)						
SECTION 2: LOCATION AND DESCRIPTION OF PROPOSED PROJECT							
Name of designating body	County Boone						
Location of property Tax Parcel	ICG listing other number(s)						
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) An automated warehousing system that conveys individual finished goods cases of soda in a palletized form, and conveys individual finished goods cases of soda to a palletizer to sequence and assemble customer orders	ESTIMATED						
		START DATE					
		COMPLETION DATE					
	Manufacturing Equipment						
	R & D Equipment						
Logist Dist Equipment	1/01/2020	04/19/2021					
IT Equipment							
SECTION 3: ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT							
Current number 0	Salaries 0	Number retained 0	Salaries 0	Number additional 232	Salaries 24.10		
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	ADDED VALUE	COST	ADDED VALUE	COST	ADDED VALUE	COST	ADDED VALUE
Current values							
Plus estimated values of proposed project				0			
Less values of any property being replaced				15,000,000			
Net estimated values upon completion of project				0			
				15,000,000			
SECTION 5: WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER							
Estimated solid waste converted (pounds) 0				Estimated hazardous waste converted (pounds) 0			
Other benefits							
SECTION 6: TAXPAYER CERTIFICATION							
I hereby certify that the representations in this statement are true.							
Signature of authorized representative <i>[Signature]</i>						Date of signature (mm, day, year) 6/1/20	
Printed name of authorized representative Robert Wheeler						Title Director, Property Tax and Compliance	

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 6-1-12-1-2.5, provides for the following limitations as authorized under IC 6-1-12-1-2.

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 6-1-12-1-16
Check box if an enhanced abatement was applied 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 filed 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 filed 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 filed 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 filed 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 6-1-12-1-16
Number of years approved _____
(Enter one to ten; (1-20) years may not exceed ten; (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 6-1-12-1-17? 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	

* 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 6-1-12-1-17.

IC 6-1-12-1-17

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.

Exhibit A

CCBCC Operations, LLC
Personal Property Tax Abatement Application
Town of Whitestown

8. Other Indiana Locations

- 5010 Airport Expressway, Fort Wayne 46809
- 641 Wemsing Road, Jasper 47546
- 1617 N Meridian Street, Portland 47371
- 3200 E 38th Street, Anderson 46013
- 5000 W 25th Street, Indianapolis 46244
- 3830 Hanna Circle, Indianapolis 46241
- 1701 S Liberty Drive, Bloomington 47403
- 1700 W Ireland Road, South Bend 46614
- 405 N Harrison Street, Shelbyville 46176
- 830 N 6th Street, Lafayette 47904
- 3223 Interstate Drive, Evansville 47715
- 3199 N Fruitridge Avenue, Terre Haute 47804

10. CCBCC Operations, LLC makes, sells, and distributes beverages of The Coca-Cola Company and other partner companies in more than 300 brands and flavors. The new Whitestown Center will assemble and distribute orders to retail customers in Indianapolis and the surrounding areas.

11. The equipment being installed in the Whitestown DC are an automated warehouse order assembly system, as well as dock equipment, trucks, trailers and forklifts to support distribution operations.

Exhibit B

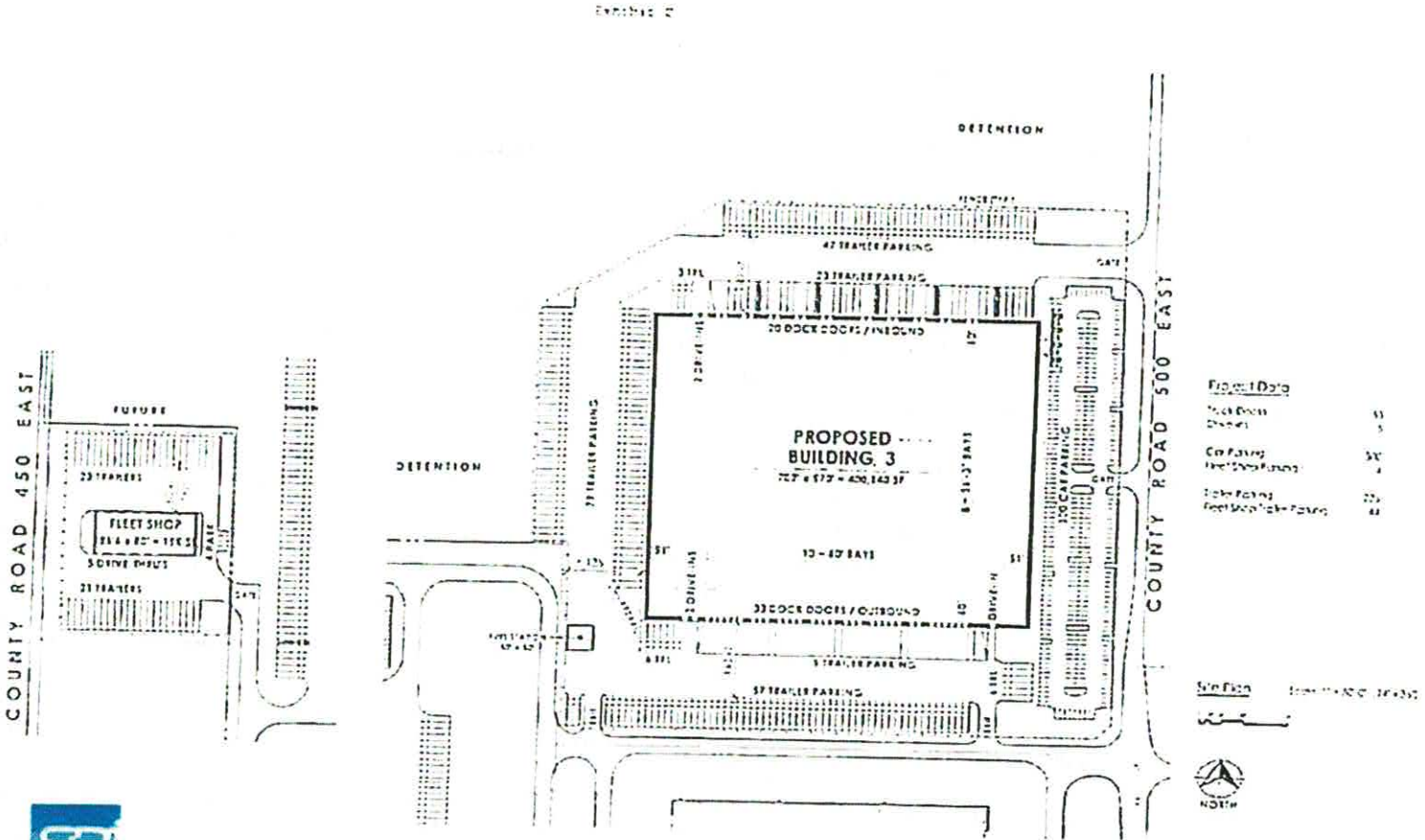
CCBCC Operations, LLC
Personal Property Tax Abatement Application
Town of Whitestown

LEGAL DESCRIPTION

Part of the Southeast Quarter of Section 23, Township 18 North, Range 1 East of the Second Principal Meridian, Boone County, Indiana, being that 31.938-acre tract of land shown on the ALTA/NSPS Land Title Survey with project number 2018.00731 and dated May 19, 2020, as last revised, by Michael J. Smith, PS #LS20500025 of American Structurepoint, Inc., more particularly described as follows:

Commencing at the southeast corner of said Southeast Quarter; thence South 88 degrees 25 minutes 16 seconds West 25.00 feet along the south line of said Southeast Quarter (assumed basis of bearings) to the southwest corner of the 1.296-acre parcel described in Instrument Number 2018001633, on file in the Office of the Recorder of Boone County, Indiana; thence North 00 degrees 55 minutes 29 seconds West 878.42 feet along the west line of said 1.296-acre parcel to a 5/8-inch diameter rebar with a cap stamped "ASI FIRM 0094" set flush (hereafter referred to as "set rebar") at a northeast corner of the 22.525-acre parcel described in Instrument Number 2018011457, on file in the Office of said Recorder, being the POINT OF BEGINNING, the following five (5) courses are along the south lines thereof: 1)thence North 13 degrees 30 minutes 05 seconds West 20.32 feet to a set rebar; 2)thence Northwesterly 47.25 feet along a non-tangent curve to the left having a radius of 35.00 feet and subtended by a long chord having a bearing of North 52 degrees 10 minutes 37 seconds West and a length of 43.74 feet to a set rebar; 3)thence South 89 degrees 08 minutes 54 seconds West 94.39 feet to a set rebar; 4)thence Northwesterly 61.36 feet along a non-tangent curve to the left having a radius of 50.00 feet and subtended by a long chord having a bearing of North 55 degrees 41 minutes 42 seconds West and a length of 57.58 feet to a set rebar; 5)thence South 89 degrees 08 minutes 54 seconds West 841.99 feet to a set rebar; thence North 00 degrees 55 minutes 29 seconds West 357.72 feet along the extension of the west line of said 22.525-acre parcel to a set rebar; thence South 89 degrees 08 minutes 54 seconds West 623.24 feet to a set rebar; thence North 00 degrees 51 minutes 06 seconds West 19.79 feet to a set rebar at an angle point in the north line of Parcel 1 as described in Instrument Number 2018011646, on file in the Office of said Recorder, the following six (6) courses are along said north line: 1)thence North 60 degrees 22 minutes 43 seconds East 114.15 feet; 2)thence North 27 degrees 43 minutes 16 seconds East 207.69 feet; 3)thence North 56 degrees 40 minutes 17 seconds East 1,135.54 feet; 4)thence North 69 degrees 33 minutes 18 seconds East 394.47 feet; 5)thence South 79 degrees 58 minutes 57 seconds East 102.92 feet; 6)thence South 35 degrees 28 minutes 19 seconds East 24.52 feet to the west line of said 1.296-acre parcel; thence South 00 degrees 55 minutes 29 seconds East 1,397.60 feet along said west line to the POINT OF BEGINNING. Containing 31.938 acres, more or less.

DATE: 11/15/2022



Project Data

Truck Doors	33
Truck Bays	5
Car Parking	50
Truck/Trailer Parking	4
Truck Parking	22
Trailer/Truck Parking	41

Site File: 11/15/2022 10:43:30



Project Crossroads FISHBACK CREEK BUSINESS PARK BUILDING 3 - C.R. 500 EAST - WHITESTOWN, IN 46075

JR Associates
 11111 N. STATE ST.
 SUITE 200
 WHITESTOWN, IN 46075
 PHONE: 317.866.1234

Exhibit D

CCBCC Operations, LLC
 Personal Property Tax Abatement Application
 Town of Whitestown

Abatement Calculation Worksheet

Personal Property Tax (Estimated)

	Depreciation	Investment	AV	Tax Rate	Tax Liability	Tax Liability w Abatement
Year 1	40%	\$ 15,000,000	\$ 6,000,000	0.024942	\$ 149,652	\$.
Year 2	56%	\$ 15,000,000	\$ 8,400,000	0.024942	\$ 209,513	\$ 20,951
Year 3	42%	\$ 15,000,000	\$ 6,300,000	0.024942	\$ 157,135	\$ 31,427
Year 4	32%	\$ 15,000,000	\$ 4,800,000	0.024942	\$ 119,722	\$ 35,916
Year 5	24%	\$ 15,000,000	\$ 3,600,000	0.024942	\$ 89,791	\$ 35,916
Year 6	18%	\$ 15,000,000	\$ 2,700,000	0.024942	\$ 67,343	\$ 33,672
Year 7	15%	\$ 15,000,000	\$ 2,250,000	0.024942	\$ 56,120	\$ 33,672
Year 8	15%	\$ 15,000,000	\$ 2,250,000	0.024942	\$ 56,120	\$ 39,284
Year 9	15%	\$ 15,000,000	\$ 2,250,000	0.024942	\$ 56,120	\$ 44,896
Year 10	15%	\$ 15,000,000	\$ 2,250,000	0.024942	\$ 56,120	\$ 50,508
Ten Year Tax Liability Related to Expansion					\$ 1,017,634	\$ 326,241



**COMPLIANCE WITH STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51766 (R6 / 4-23)
Prescribed by the Department of Local Government Finance

20 23 PAY 20 24
FORM CF-1 / Real Property

PRIVACY NOTICE
The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

INSTRUCTIONS:

1. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
2. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
3. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15 or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
4. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1		TAXPAYER INFORMATION	
Name of Taxpayer CCBCC Operations, LLC		County Boone County	
Address of Taxpayer (number and street, city, state, and ZIP code) 4115 Coca Cola Plaza, Charlotte NC 28211		DLGF Taxing District Number 06 Whitestown	
Name of Contact Person Robert Wheeler	Telephone Number (704) 557-4426	Email Address robert.wheeler@cokeconsolidated.com	
SECTION 2		LOCATION AND DESCRIPTION OF PROPERTY	
Name of Designating Body Town of Whitestown		Resolution Number 2020-15	Estimated Start Date (month, day, year) 06/15/2020
Location of Property 3690 S 500 E, Whitestown IN 46075; 3879 S 450 E, Whitestown IN 46075		Actual Start Date (month, day, year) 06/15/2020	
Description of Real Property Improvements 400,000 square foot automated distribution warehouse amd 15,000 square foot fleet shop		Estimated Completion Date (month, day, year) 04/19/2021	Actual Completion Date (month, day, year) 04/19/2021
SECTION 3		EMPLOYEES AND SALARIES	
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees	0	0	0
Salaries	0	0	0
Number of Employees Retained	0	0	0
Salaries	0	0	0
Number of Additional Employees	247	462	462
Salaries	20,000,000	22,639,000	22,639,000
SECTION 4		COST AND VALUES	
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	
Values Before Project	\$ 0	\$ 0	
Plus: Values of Proposed Project	\$ 25,100,000	\$ 25,100,000	
Less: Values of Any Property Being Replaced	\$ 0	\$ 0	
Net Values Upon Completion of Project	\$ 25,100,000	\$ 25,100,000	
ACTUAL	COST	ASSESSED VALUE	
Values Before Project	\$ 0	\$ 0	
Plus: Values of Proposed Project	\$ 34,284,000	\$ 35,120,900	
Less: Values of Any Property Being Replaced	\$ 0	\$ 0	
Net Values Upon Completion of Project	\$ 34,284,000	\$ 35,120,900	
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER	
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted			
Amount of Hazardous Waste Converted			
Other Benefits:			
SECTION 6		TAXPAYER CERTIFICATION	
I hereby certify that the representations in this statement are true.			
Signature of Authorized Representative 		Title Director, Property Tax and Compliance	Date Signed (month, day, year) 5/4/23



**STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

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

20__ PAY 20__

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 6-1-12 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 322RE must be filed with the County Auditor before May 10 in the year in which the application 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 prescribed 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 322RE when the deduction is first claimed and then updated annually for each year the deduction is applicable IC 6-1-12 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 CCBCC Operations, LLC						
Address of taxpayer (number and street, city, state, and ZIP code) 4115 Coca Cola Plaza, Charlotte NC 28211						
Name of contact person Robert Wheeler						
				Telephone number (704) 557-4426	E-mail address rbon.wheeler@cokeconsolidated.com	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT						
Name of designating body						Resolution number
Location of property See Exhibit "A" (item 4)				County Boone	DGF taxing district number	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) See Exhibit "A" (items 10 and 11)						Estimated start date (month, day, year) 6/15/2020
						Estimated completion date (month, day, year) 4/19/2021
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT						
Current number 0.00	Salaries \$0.00	Number retained 0.00	Salaries \$0.00	Number additional 247.00	Salaries \$20,000,000.00	
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT						
REAL ESTATE IMPROVEMENTS						
			COST		ASSESSED VALUE	
Current values						
Plus estimated values of proposed project			0.00		0.00	
Less values of any property being replaced			25,100,000.00		25,100,000.00	
Net estimated values upon completion of project			0.00		0.00	
			25,100,000.00		25,100,000.00	
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER						
Estimated solid waste converted (pounds) 0.00			Estimated hazardous waste converted (pounds) 0.00			
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)
Printed name of authorized representative Robert Wheeler						Title Director, Property Tax and Compliance

FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution accepted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1-12.1, 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:

<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 (see below)
<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
- F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1-12.1-17? 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)	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	

* 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 6-1-12.1-17.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1-12.1-4.1 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 6-1-12.1-17 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 6-1-12.1-17 below.)

**IC 6-1-12.1-17
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.

Exhibit A

CCBCC Operations, LLC
Real Property Tax Abatement Application
Town of Whitestown

4. Two Locations

a. Distribution Center

- i. 3690 500 E. Whitestown IN 46075
 - 1. 0180213006

b. Fleet Shop

- i. 3879 S 450 E, Whitestown IN 46075
 - 1. 0120023000
- ii. 3925 S 450 E, Whitestown IN 46075
 - 1. 0120512000
- iii. 3947 S 450 E, Whitestown IN 46075
 - 1. 0120264000
 - 2. 0120264001

8. Other Indiana Locations

- 5010 Airport Expressway, Fort Wayne 46809
- 641 Wernsing Road, Jasper 47546
- 1617 N Meridian Street, Portland 47571
- 3200 E 38th Street, Anderson 46013
- 5000 W 25th Street, Indianapolis 46244
- 3830 Hanna Circle, Indianapolis 46241
- 1701 S Liberty Drive, Bloomington 47403
- 1700 W Ireland Road, South Bend 46614
- 405 N Harrison Street, Shelbyville 46176
- 830 N 6th Street, Lafayette 47904
- 3223 Interstate Drive, Evansville 47715
- 3199 N Fruitridge Avenue, Terre Haute 47804

10. Two Locations

a. Distribution Center

- i. CCBCC Operations, LLC makes, sells, and distributes beverages of The Coca-Cola Company and other partner companies in more than 300 brands and flavors. The new Whitestown Center will assemble and distribute orders to retail customers in Indianapolis and the surrounding areas. Expected cost is \$23.5MM.

b. Fleet Shop

Exhibit A

CCBCC Operations, LLC
Real Property Tax Abatement Application
Town of Whitestown

- i. CCBCC Operations, LLC will operate a fleet shop for the upkeep of its vehicles. Expected cost is \$1.6MM.

11. Two Locations

a. Distribution Center

- i. The construction of a new 400 SF distribution center to support CCBCC Operations, LLC's distribution operations.

b. Fleet Shop

- i. The construction of a new 15K SF fleet shop for the maintaining of CCBCC Operations, LLC's vehicles.



**COMPLIANCE WITH STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51766 (R5 / 12-21)
Prescribed by the Department of Local Government Finance

20 <u>23</u> PAY 20 <u>24</u>
FORM CF-1 / Real Property

PRIVACY NOTICE
The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

INSTRUCTIONS:

1. This form does not apply to property located in a residentially distressed area or any deduction for which the Statement of Benefits was approved before July 1, 1991.
2. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
3. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
4. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 16, 2022, or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
5. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1 TAXPAYER INFORMATION

Name of taxpayer Prologis	County Boone
Address of taxpayer (number and street, city, state, and ZIP code) 8888 Keystone Crossing, Suite 570	DLGF taxing district number 06-019
Name of contact person Matthew Groce	Telephone number (317) 228-5203

SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY

Name of designating body Whitestown Redevelopment Commission	Resolution number 2012-09	Estimated start date (month, day, year) 7/1/2012
Location of property 4055 S 500 E. Whitestown, IN 46075		Actual start date (month, day, year)
Description of real property improvements Approximately 598,500, Office, Warehouse and Distribution facility and associated parking areas and site improvement 018-03580-07		Estimated completion date (month, day, year) 7/1/13
		Actual completion date (month, day, year)

SECTION 3 EMPLOYEES AND SALARIES

EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current number of employees	40	317
Salaries	1,200,000	13,759,000
Number of employees retained		
Salaries		
Number of additional employees		
Salaries		

SECTION 4 COST AND VALUES

COST AND VALUES	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
AS ESTIMATED ON SB-1		
Values before project	279,000	1,627,300
Plus: Values of proposed project	13,765,500	28,051,800
Less: Values of any property being replaced		
Net values upon completion of project	14,044,500	29,679,100
ACTUAL		
Values before project	279,000	
Plus: Values of proposed project	15,959,673	
Less: Values of any property being replaced		
Net values upon completion of project	19,959,952	31,133,400

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted		
Amount of hazardous waste converted		
Other benefits:		

SECTION 6 TAXPAYER CERTIFICATION

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

Signature of authorized representative <i>Matthew Groce</i>	Title Associate, Real Estate Tax	Date signed (month, day, year) 5/1/2023
--	-------------------------------------	--

**OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)
THAT WAS APPROVED AFTER JUNE 30, 1991**

INSTRUCTIONS: (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property), and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:			
<input type="checkbox"/> the property owner IS in substantial compliance <input type="checkbox"/> the property owner IS NOT in substantial compliance <input type="checkbox"/> other (specify) _____			
Reasons for the determination (attach additional sheets if necessary)			
Signature of authorized member			Date signed (month, day, year)
Attested by:		Designating body	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)			
Time of hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of hearing (month, day, year)	Location of hearing
HEARING RESULTS (to be completed after the hearing)			
<input type="checkbox"/> Approved <input type="checkbox"/> Denied (see instruction 4 above)			
Reasons for the determination (attach additional sheets if necessary)			
Signature of authorized member			Date signed (month, day, year)
Attested by:		Designating body	
APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]			
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R5 / 12-21)

Prescribed by the Department of Local Government Finance

20 23 PAY 20 24
FORM CF-1 / Real Property

PRIVACY NOTICE
The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

INSTRUCTIONS:

- This form does not apply to property located in a residentially distressed area or any deduction for which the Statement of Benefits was approved before July 1, 1991.
- Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
- This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
- This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 16, 2022, or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
- With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1 TAXPAYER INFORMATION		
Name of taxpayer Swissam Property ("SAP") Corp. (building owner)/Rego-Fix Tool Corporation (related lessee)	County Boone	
Address of taxpayer (number and street, city, state, and ZIP code) 4420 Anson Blvd. - Whitestown, IN 46075	DLGF taxing district number 06019	
Name of contact person Mitch Katz, CFO	Telephone number (317) 828-2155	
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of designating body Whitestown Town Council	Resolution number 2016-22	
Location of property 4420 Anson Blvd. - Whitestown, IN 46075	Estimated start date (month, day, year) August 2016	
Description of real property improvements Approximately 18,000 square feet of improvements to serve as the US headquarters	Actual start date (month, day, year) August 2016	
	Estimated completion date (month, day, year) February 2017	
	Actual completion date (month, day, year) March 16, 2017	
SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current number of employees	19	21
Salaries	1,300,000	2,395,408
Number of employees retained	19	19
Salaries	1,300,000	2,298,908
Number of additional employees	3	2
Salaries	120,000	96,500
SECTION 4 COST AND VALUES		
COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values before project	0	
Plus: Values of proposed project	2,000,000	
Less: Values of any property being replaced		
Net values upon completion of project	2,000,000	
ACTUAL	COST	ASSESSED VALUE
Values before project	0	
Plus: Values of proposed project	2,860,000	3,107,300
Less: Values of any property being replaced		
Net values upon completion of project		3,107,300
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER		
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted		
Amount of hazardous waste converted		
Other benefits:		
SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of authorized representative Andreas S. Weber	Title <i>President</i> Digitally signed by Andreas S. Weber Date: 2023.04.14 05:05:23 -04'00'	Date signed (month, day, year) <i>4/14/23</i>

**OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)
THAT WAS APPROVED AFTER JUNE 30, 1991**

INSTRUCTIONS: (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property), and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:			
<input type="checkbox"/> the property owner IS in substantial compliance <input type="checkbox"/> the property owner IS NOT in substantial compliance <input type="checkbox"/> other (specify) _____			
Reasons for the determination (attach additional sheets if necessary)			
Signature of authorized member			Date signed (month, day, year)
Attested by:		Designating body	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)			
Time of hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of hearing (month, day, year)	Location of hearing
HEARING RESULTS (to be completed after the hearing)			
<input type="checkbox"/> Approved <input type="checkbox"/> Denied (see instruction 4 above)			
Reasons for the determination (attach additional sheets if necessary)			
Signature of authorized member			Date signed (month, day, year)
Attested by:		Designating body	
APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]			
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			

ORIGINAL



STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS

State Form 51767 (R8 / 10-14)
Prescribed by the Department of Local Government Finance

20 17 PAY 20 18

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:

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 the redevelopment or rehabilitation 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 revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
3. To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is 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 prescribed deadline 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/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)
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/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 SAP Corp. (building owner) / Rego-Fix Tool Corporation (related lessee)					
Address of taxpayer (number and street, city, state, and ZIP code) 7752 Moller Road - Indianapolis, IN 46268					
Name of contact person Mitch Katz, CFO			Telephone number (317) 828-2155	E-mail address katzcfo@yahoo.com	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body Whitestown Town Council					Resolution number
Location of property 4400 Anson Blvd, Whitestown, IN (Parcel 06-07-26-000-001.039-019)			County Boone	DLGF taxing district number 06-019	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Taxpayer anticipates constructing approximately 18,000 s.f. of improvements to serve as its United States headquarters.					Estimated start date (month, day, year) August 2016
					Estimated completion date (month, day, year) February 2017
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number 19.00	Salaries \$1,300,000.00	Number retained 19.00	Salaries \$1,300,000.00	Number additional 3.00	Salaries \$120,000.00
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
			REAL ESTATE IMPROVEMENTS		
			COST		ASSESSED VALUE
Current values			0.00		0.00
Plus estimated values of proposed project			2,000,000.00		
Less values of any property being replaced					
Net estimated values upon completion of project			2,000,000.00		
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 <i>A. Weber</i>				Date signed (month, day, year) 3/29/2016	
Printed name of authorized representative Andreas Weber			Title President		

ORIGINAL

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)	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	

* 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.



RESOLUTION NO. 2016-22

**A RESOLUTION OF THE TOWN COUNCIL
OF THE TOWN OF WHITESTOWN, INDIANA
APPROVING REAL PROPERTY TAX DEDUCTIONS
IN WHITESTOWN ERA #2 UNDER INDIANA CODE 6-1.1-12.1**

SAP CORP/REGO-FIX TOOL CORPORATION

WHEREAS, the Town Council of the Town of Whitestown, Indiana (respectively, the "Town Council" and the "Town"), pursuant to Indiana Code 6-1.1-12.1 (the "Act") and Resolution Nos. 2006-01 and 2006-03, declared an area which is a part of the Northeast Quarter of Section 26, Township 18 North, Range 1 East, commonly known as the AllPoints at Anson development, as an economic revitalization area and designated as the Whitestown ERA #2 (the "ERA #2"); and

WHEREAS, pursuant to Resolution No. 2009-26 of the Town, the term of ERA #2 was extended an additional ten (10) years with a termination date of January 1, 2020; and

WHEREAS, the Town Council has been advised by SAP Corp and Rego-Fix Tool Corporation (collectively, the "Applicant") of the proposed development and construction of a new assembly and distribution facility in the approximate size of 18,000 square feet (the "Project") to be located at 4400 Anson Boulevard, in the Town of Whitestown, Indiana (the "Site"), all as more particularly described in the Abatement Application of the Applicant which is attached hereto as Exhibit A and incorporated herein by reference (the "Application"); and

WHEREAS, the Applicant anticipates increases in the assessed value of its real property by reason of its Project and has requested a traditional real property tax abatement for a period of ten (10) years with respect to such anticipated increases; and

WHEREAS, the Town Council has received from the Applicant its Application which includes its Statements of Benefits; and

WHEREAS, on April 4, 2006, the Whitestown Redevelopment Commission adopted its Resolution approving the Application; and

WHEREAS, the Site is located in an allocation area, as such term is defined in Indiana Code 36-7-14-39, established by the Boone County Commissioners (the "Commissioners") and the Commissioners have adopted or will adopt a resolution approving the Application (the "Commissioners' Resolution"); and

WHEREAS, the Town Council has reviewed the information brought to its attention and hereby determines that it is in the best interest of the Town to approve a traditional real property tax deduction for the Project for a period of ten (10) years pursuant to Indiana Code 6-1.1-12.1.

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



1. The Clerk-Treasurer is hereby authorized to make all filings necessary or desirable, to publish all notices required by the Act, and to take all other necessary actions to carry out the purposes and intent of this Resolution and the deductions approved hereunder.

2. The Town Council hereby makes the following affirmative findings 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;
- d. the other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed redevelopment or rehabilitation; and
- e. the totality of benefits is sufficient to justify the deductions.

3. As an inducement for the Applicant to invest in the Site, the Application is hereby approved effective upon adoption of this Resolution and adoption by the Commissioners of the Commissioners' Resolution, and subject to the Applicant meeting the following conditions:

- a. The Applicant shall annually file with the Town Council the required Form CF-1/Real Property, demonstrating its substantial compliance with the investment, wage, and employment estimates set forth in its Statements of Benefits (Form SB-1/Real Property) as presented to and approved by the Town Council; and
- b. The Applicant shall provide the Town Council an annual update regarding the timing of the construction and installation of the improvements on the Project.

4. The provisions of Indiana Code 6-1.1-12.1-12 are expressly incorporated into this Resolution.

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



6. This Resolution shall take effect upon its adoption, and shall entitle the Applicant to deductions for real property taxes for the Project as provided in Indiana Code 6-1.1-12.1-3 for a period of ten (10) years and in accordance with the following abatement schedule:

<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%

Consistent with Indiana law, the first year of abatement for real property taxes shall commence on the assessment date immediately following the completion of the improvements described in the Form SB-1/Real Property.



ADOPTED this 13th day of April, 2016.

Eric Miller, President

Susan Austin, Council Member

Clinton Bohm, Council Member

Jeff Wishek, Council Member

Kevin Russell, Council Member

ATTEST:

Matt Sumner, Clerk-Treasurer



EXHIBIT A

Tax Abatement Application

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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 S 700 E
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

ORIGINAL

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 S 700 E
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: SAP Corp (building owner) / Rego-Fix Tool Corporation (related lessee)

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: Mitch Katz, CFO

Address: 7752 Moller Road - Indianapolis, IN 46268

Telephone: 317-828-2155

E-Mail Address: katzcfo@yahoo.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: Mitch Katz, CFO

Address: 7752 Moller Road - Indianapolis, IN 46268

Telephone: 317-828-2155

E-Mail Address: katzcfo@yahoo.com

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

a) Street Address: 4400 Anson Blvd

b) Tax Parcel Number(s): 06-07-26-000-001.039-019

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:

\$21,300



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. Yes. This project would involve the relocation of operations from 7752 Moller Road in Indianapolis.

9. What is the size of the facility to be improved or constructed?
Approximately 18,000 s.f.

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? August 2016

14. What is the anticipated date for project completion? February 2017

15. If a facility is being improved, does the proposed improvement to the facility change the function of the current facility? - n/a (new development)
 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? \$2,000,000

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

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

Skilled 19 Average hourly wage rate for skilled positions \$33

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)
19

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)

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.) \$4.05 per hour

d) Summary of benefits for existing and new employees.
Health, dental, & vision insurance, life insurance, 401k, educational reimbursement program, community giving match

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

Skilled 3 Average hourly wage rate for skilled positions \$19.25

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

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Clerical _____ Average hourly wage rate for clerical positions _____

Salaries _____ Average salary (per hour) for salaried positions _____

TOTAL NUMBER OF NEW EMPLOYEES (permanent and full-time)
3

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 _____

Salaries _____ 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? \$120,000

h) Provide schedule for when new employee positions are expected to be filled.
One employee hired per year in 2017, 2018, and 2019.

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

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%

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8	20%
9	10%
10	5%

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

I. Projected Current Conditions Without Abatement

A. Current Annual Real Property Taxes: \$530
B. Projected 10-Year Total: \$5,300

II. Projected Conditions With Abatement

A. Projected 10-Year Real Property Taxes: \$477,500
B. Projected 10-Year Abatement: \$196,960

III. Projected Total (Assumes Abatement Granted)

A. Total Amount Abated: \$196,600
B. Total Taxes to be Paid: \$280,540

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 (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.

No additional infrastructure needs have been identified

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. No

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

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25. Will local suppliers and contractors be used in the construction/operation of the proposed project? If so, please explain. To the extent commercially reasonable, the company prefers to source locally

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.

No

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.)? n/a - the company has never had operations in Whitestown or Boone County

28. Does the proposed project take advantage of any "green" technology to reduce adverse environmental impact? If so, please explain. While the building will be designed to maximize energy efficiency, there are no specific green technologies.

CHECKLIST OF ATTACHMENTS:

<u> </u>	Application Fee (\$2,000) - to be submitted after approval completed
<u> x </u>	Completed Memorandum of Understanding
<u> x </u>	Completed Form SB-1/RP
<u> X </u>	Legal Description of Project Site
<u> X </u>	Area Map of Project Site
<u> X </u>	Description of Business at Site
<u> X </u>	Description of Improvements to Site
<u> X </u>	Description of Impact on Business if Improvements not Constructed
<u> X </u>	Schedule of Annual Tax Abatement %
<u> X </u>	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]
Signature of Owner or Authorized Representative

President
Title

March 29, 2016
Date

STATE OF Indiana)
)
COUNTY OF Marion)

SS:

Before me, the undersigned Notary Public, this 29th day of March, 2016, personally appeared Andreas Weber 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.

Mary J. Olson
Notary Public
Residing in Boone County, IN

My commission expires:
09/10/2017



Attachment to Real Property Application

10. Rego-Fix Tool Corporation is a family-owned business based out of Switzerland. Rego-Fix produces highly-specialized manufacturing machinery, such as a clamp to grip dies. The company has a well-known reputation for quality which allows it to sell into multiple markets where precision is required.

11. The company would construct a one-story facility. The facility would represent the company's United States headquarters, and would house office, distribution, and light-assembly operations. With an expected budget of over \$100 per square foot, the facility would have a desirable curb appeal.

17. The company has made the decision to relocate its US headquarters. Should this project not occur at Anson, it would locate in another location (likely in the central Indiana region).

19. Proposed tax 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%
8	20%
9	10%
10	5%

24. The company and its owners are deeply involved in various civic and non-profit entities, including organizations such as Outreach, Inc., Family Promise of Greater Indianapolis, Trinity Health Clinic, Thrive 360 (Kids Against Hunger), and Life Centers. The company is excited to be an active corporate citizen.

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Property Tax Projections
Rego-Fix Tool Corporation

20.I. Projected Current Conditions Without Abatement

Land at current assessed value of \$21,300

Year	Total Property Tax	Abated	Paid
1	530	N/A	530
2	530	N/A	530
3	530	N/A	530
4	530	N/A	530
5	530	N/A	530
6	530	N/A	530
7	530	N/A	530
8	530	N/A	530
9	530	N/A	530
10	530	N/A	530
	<u>\$ 5,300</u>	<u>\$ -</u>	<u>\$ 5,300</u>

20.I. Projected Conditions With Abatement

\$400,000 of land, \$2,000,000 of improvements

Year	Total Property Tax	Abated	Paid
1	47,750	39,790	7,960
2	47,750	37,800	9,950
3	47,750	31,830	15,920
4	47,750	25,860	21,890
5	47,750	19,890	27,860
6	47,750	15,920	31,830
7	47,750	11,940	35,810
8	47,750	7,960	39,790
9	47,750	3,980	43,770
10	47,750	1,990	45,760
	<u>\$ 477,500</u>	<u>\$ 196,960</u>	<u>\$ 280,540</u>

Assumptions

1. In order to provide a conservative estimate, assumes the assessed value of the real property is 80%.
2. This model assumes no changes in assessed value of Real Estate over the term of the abatement.
3. Property tax rate for district 06019 remains constant at 2.4871%.



Legal Description

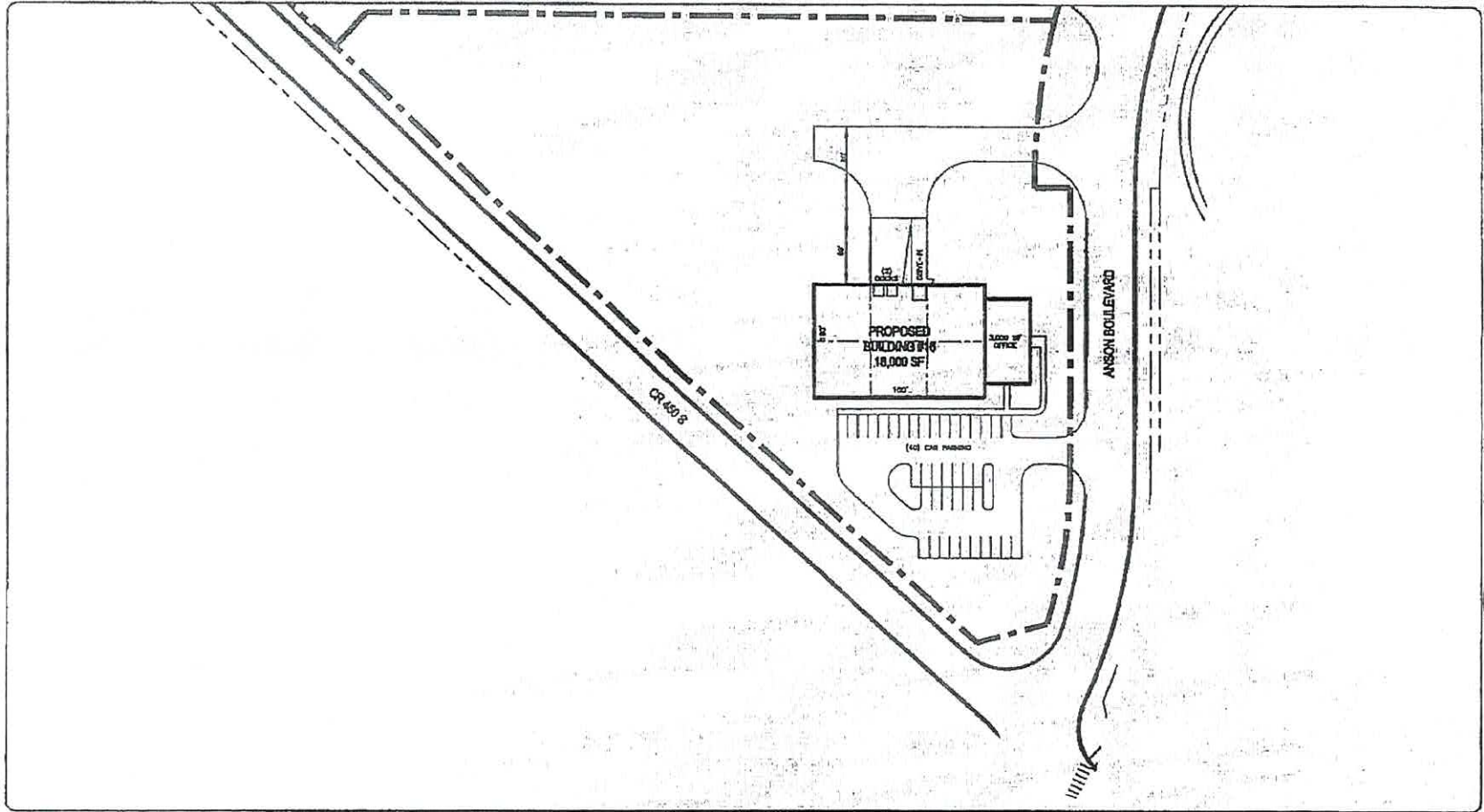
The property is commonly known as parcel 06-07-26-000-001.039-019.

The legal description for the site is:

PT SE NW 26-18-1E 4.25

AREA MAP

Note: This is a preliminary site plan and is subject to change.



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Scale: 1" = 80'-0"
Date: 10/20/15
(to scale on 11"x17" paper)

SITE PLAN



BUILDING DATA:

- 4.89 ACRES
- 19,000 SF
- 40 CAR PARKING
- 2 DOCKS
- 1 DRIVE-IN DOOR

REGO-FIX
BUILDING 16 - ALLPOINTS AT ANSON
WHITESTOWN, INDIANA



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**STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

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

20 17 PAY 20 18

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 5-1-12.1-5.1.

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:

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 the redevelopment or rehabilitation 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 revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
3. To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is 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 prescribed deadline 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/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)
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/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 SAP Corp. (building owner) / Rego-Fix Tool Corporation (related lessee)					
Address of taxpayer (number and street, city, state, and ZIP code) 7752 Moller Road - Indianapolis, IN 46268					
Name of contact person Mitch Katz, CFO		Telephone number (317) 828-2155		E-mail address katzcfo@yahoo.com	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body Whitestown Town Council				Resolution number	
Location of property 4400 Anson Blvd. Whitestown, IN (Parcel 06-07-26-000-001.039-019)		County Boone		DLGF taxing district number 06-019	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Taxpayer anticipates constructing approximately 18,000 s.f. of improvements to serve as its United States headquarters.				Estimated start date (month, day, year) August 2016	
				Estimated completion date (month, day, year) February 2017	
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number 19.00	Salaries \$1,300,000.00	Number retained 19.00	Salaries \$1,300,000.00	Number additional 3.00	Salaries \$120,000.00
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
			REAL ESTATE IMPROVEMENTS		
			COST	ASSESSED VALUE	
Current values			0.00	0.00	
Plus estimated values of proposed project			2,000,000.00		
Less values of any property being replaced					
Net estimated values upon completion of project			2,000,000.00		
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 <i>Andreas Weber</i>				Date signed (month, day, year) 3/29/2016	
Printed name of authorized representative Andreas Weber			Title President		

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:

<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 (* see below)
<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
- 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)	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	

* 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.

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TOWN OF WHITESTOWN
MEMORANDUM OF UNDERSTANDING FOR TAX ABATEMENT

This Memorandum of Understanding for Tax Abatement ("Memorandum") is dated as of the 29th day of March, 2016, and serves as the confirmation of the commitment by the TOWN OF WHITESTOWN, INDIANA ("Whitestown"), in exchange for the fees paid hereunder by Rego-Fix Tool Corporation & ("Applicant") SAP Corp.

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.

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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.



APPLICANT

Signed: 

Printed: Andreas Weber

Its: President

Address: 7752 Moller Road - Indianapolis, IN 46268

TOWN OF WHITESTOWN

Eric Miller, Town Council President



Exhibit A

Tax Abatement Application



**COMPLIANCE WITH STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51766 (R3 / 2-13)

Prescribed by the Department of Local Government Finance

20 23 PAY 20 24

FORM CF-1 / Real Property

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1 (c) and (d).

INSTRUCTIONS:

1. This form does not apply to property located in a residentially distressed area or any deduction for which the Statement of Benefits was approved before July 1, 1991.
2. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
3. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
4. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15, or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.1(b))
5. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1 TAXPAYER INFORMATION			
Name of taxpayer Valenti-Held Contractor/Developer, Inc formerly JRV Investment Group, LLC		County Boone	
Address of taxpayer (number and street, city, state, and ZIP code) 3961 Perry Blvd Whitestown, IN 46075		DLGF taxing district number 020 Perry/Whitestown	
Name of contact person Michael Janson		Telephone number (317) 769-2911	
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY			
Name of designating body Whitestown Redevelopment Commission		Resolution number 20114-04	Estimated start date (month, day, year) 05/01/2014
Location of property 3961 Perry Blvd Whitestown, IN 46075		Actual start date (month, day, year) 08/01/2014	
Description of real property improvements Approx 10,052 sq ft 2 story office building and 8,000 sq ft attached shop facility		Estimated completion date (month, day, year) 12/31/2014	
		Actual completion date (month, day, year) 02/15/2015	
SECTION 3 EMPLOYEES AND SALARIES			
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		57	57
Salaries			
Number of employees retained		57	57
Salaries			
Number of additional employees		31	34
Salaries		1,120,000.00	6,039,000.00
SECTION 4 COST AND VALUES			
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1		COST	ASSESSED VALUE
Values before project		136,000.00	147,500.00
Plus: Values of proposed project		1,237,855.00	1,090,683.22
Less: Values of any property being replaced			
Net values upon completion of project		1,373,855.00	1,238,183.22
ACTUAL		COST	ASSESSED VALUE
Values before project			
Plus: Values of proposed project			1,738,400.00
Less: Values of any property being replaced			
Net values upon completion of project			
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted			
Amount of hazardous waste converted			
Other benefits:			
SECTION 6 TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.			
Signature of authorized representative 		Title CFO	Date signed (month, day, year) May 3, 2023

**OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)
 THAT WAS APPROVED AFTER JUNE 30, 1991**

INSTRUCTIONS: (IC 6-1.1-12.1-5.1 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property) and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, then the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:			
<input type="checkbox"/> the property owner IS in substantial compliance			
<input type="checkbox"/> the property owner IS NOT in substantial compliance			
<input type="checkbox"/> other (specify) _____			
Reasons for the determination (attach additional sheets if necessary)			
Signature of authorized member			Date signed (month, day, year)
Attested by:		Designating body	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)			
Time of hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of hearing (month, day, year)	Location of hearing
HEARING RESULTS (to be completed after the hearing)			
<input type="checkbox"/> Approved		<input type="checkbox"/> Denied (see instruction 4 above)	
Reasons for the determination (attach additional sheets if necessary)			
Signature of authorized member			Date signed (month, day, year)
Attested by:		Designating body	
APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]			
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			



**COMPLIANCE WITH STATEMENT OF BENEFITS
PERSONAL PROPERTY**

State Form 51765 (R7 / 12-22)
Prescribed by the Department of Local Government Finance

PRIVACY NOTICE
This form contains confidential information pursuant to IC 6-1.1-35-9 and IC 6-1.1-12.1-5.6.

FORM CF-1 / PP
20 23 Pay 20

- INSTRUCTIONS:**
1. Property owners whose Statement of Benefits was approved must file this form with the local designating body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
 2. This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between January 1 and May 15, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between January 1 and the extended due date of each year.
 3. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (CF-1).

SECTION 1 TAXPAYER INFORMATION								
Name of Taxpayer Walter Payton Power Equipment LLC						County Boone		
Address of Taxpayer (number and street, city, state, and ZIP code) 3847 Heritage Drive, Lebanon, IN 46052						DLGF Taxing District Number 06020		
Name of Contact Person Eden Vargas				Telephone Number (708) 596-5200		Email Address evargas@mjmc.com		
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY								
Name of Designating Body Whitestown Town Council & Whitestown				Resolution Number 2017-12 & 2017-28		Estimated State Date (month, day, year) 11/01/2017		
Location of Property 3847 Heritage Drive, Lebanon, IN 46052						Actual Start Date (month, day, year) 11/01/2017		
Description of new manufacturing equipment, new research and development equipment, new information technology equipment, or new logistical distribution equipment to be acquired.						Estimated Completion Date (month, day, year) 08/30/2018		
						Actual Completion Date (month, day, year) 10/15/2018		
SECTION 3 EMPLOYEES AND SALARIES								
EMPLOYEES AND SALARIES			AS ESTIMATED ON SB-1			ACTUAL		
Current Number of Employees			6			7		
Salaries			309,920			811,754		
Number of Employees Retained			6			6		
Salaries			309,920			799,859		
Number of Additional Employees			6			1		
Salaries			289,120			11,895		
SECTION 4 COST AND VALUES								
AS ESTIMATED ON SB-1	MANUFACTURING EQUIPMENT		RESEARCH & DEVELOPMENT EQUIPMENT		LOGISTICAL DISTRIBUTION EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project	\$	\$	\$	\$	\$	\$	\$	\$
Plus: Values of Proposed Project	\$	\$ 175,500	\$	\$	\$	\$	\$	\$
Less: Values of Any Property Being Replaced	\$	\$	\$	\$	\$	\$	\$	\$
Net Values Upon Completion of Project	\$	\$ 175,500	\$	\$	\$	\$	\$	\$
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project	\$	\$	\$	\$	\$	\$	\$	\$
Plus: Values of Proposed Project	\$ 188,792	\$ 105,724	\$	\$	\$	\$	\$	\$
Less: Values of Any Property Being Replaced	\$	\$	\$	\$	\$	\$	\$	\$
Net Values Upon Completion of Project	\$ 188,792	\$ 105,724	\$	\$	\$	\$	\$	\$
NOTE: The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6(c).								
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER								
WASTE CONVERTED AND OTHER BENEFITS				AS ESTIMATED ON SB-1		ACTUAL		
Amount of Solid Waste Converted								
Amount of Hazardous Waste Converted								
Other Benefits:								
SECTION 6 TAXPAYER CERTIFICATION								
I hereby certify that the representations in this statement are true.								
Signature of Authorized Representative 				Title Manager		Date Signed (month, day, year) 4/28/23		

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)

INSTRUCTIONS: (IC 6-1.1-12.1-5.9)

1. Within forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits.
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. If a notice is mailed to a property owner, a copy of the written notice will be sent to the county assessor and the county auditor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made a reasonable effort to substantially comply with the Statement of Benefits and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made a reasonable effort to comply, the designating body shall adopt a resolution terminating the deduction. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:			
<input type="checkbox"/>	The property owner IS in substantial compliance		
<input type="checkbox"/>	The property owner IS NOT in substantial compliance		
<input type="checkbox"/>	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.			
Time of Hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing

HEARING RESULTS (to be completed after the hearing)

<input type="checkbox"/> Approved	<input type="checkbox"/> Denied (see Instruction 5 above)
Reasons for the Determination (attach additional sheets if necessary)	
Signature of Authorized Member	
Date Signed (month, day, year)	
Attested By	
Designating Body	

APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.