



## MEMO

TO: Whitestown Town Council

FROM: Molly Whitehead  
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DATE: June 7, 2024

RE: 2024 Compliance Review – Batch 5

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

1. Chill Pharma LLC
2. Exeter 4881 S. Perry Worth, LP
3. Exeter 5750 Commerce LP
4. Harvest C Project I-65 LLC
5. Indiana Becknell Investors 2011 LLC c/o Becknell Industrial LLC
6. Indiana Branch Property, LLC, and Timpote Industries, Inc.
7. Indiana Industrial Services, LLC
8. Park 133 Logistics Center, LLC
9. Polymer Technology Systems, Inc.
10. Pool 5 Industrial IN, LLC
11. RE Plus I-65 LLC c/o WAFRA Inc.
12. Schafer Powder Coating, Inc.
13. STAG Industrial Holdings, LLC
14. Swissam Property Corp./Rego-Fix Corporation
15. Swissam Property Corp./Rego-Fix Corporation (expansion)
16. Whitestown Owner LLC c/o Becknell Industrial LLC
17. Whitestown Owner LLC c/o Becknell Industrial LLC

As part of your review, please see:

- Page 2: Summary of each of these projects' capital investment, jobs, and wages
- Copy of each CF-1 form

Upon either approval or denial of compliance, the Town must complete the portion on page two of each CF-1 document.

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

Owner	Tenant	Resolution	Capital Investment		Jobs		Wages	
			SB-1	AV	SB-1	CF-1	SB-1	CF-1
Chill Pharma, LLC	Langham Logistics	2018-57	\$ 11,600,000	\$ 19,818,180	132	9	\$26.43	\$ 26.44
Exeter 4881 S Perry Worth, LP	Facility Concepts	2017-23,2009-26, 2006-03	\$ 10,586,500	\$ 16,796,200	50	117	\$ 14.42	\$ 22.96
Exeter 5750 Commerce, LP	Opus Packaging	2018-13	\$ 23,331,601	\$ 11,627,200	256	51	\$ 15.27	\$ 34.49
Harvest C Project I-65 LLC	Amerisource Bergen (Human Health)	2010-15	\$ 14,000,000	\$30,995,000	40	132	\$ 13.50	\$ 28.81
Indiana Becknell Investors 2011, Inc.	Bayer, NTN, Get Fresh Produce	2015-36	\$ 21,117,600	\$ 23,794,286	70	120	\$ 13.50	\$ 27.43
Indiana Branch Property LLC and Timpte Industries Inc	Timpte	2018-24 and 2018-36	\$ 2,200,000	\$ 1,458,100	14	11	\$26.73	\$ 37.75
Indiana Industrial Services, LLC	Indiana Industrial Services	2008-18 & 2012-06	\$ 2,780,000	\$ 2,515,600	81	145	\$ 15.05	\$ 36.90
Park 133 Logistics Center, LLC	ITS Logistics (2nd facility)	2020-14	\$36,000,000	\$ 43,783,000	225	6	\$ 3.01	\$ 24.56
Polymer Technology Systems, Inc. - PP	PTS Diagnostics	2018-24	\$ 13,500,000	\$ 2,267,535	194	145	\$42.64	\$ 47.01
Pool 5 Industrial IN LLC	ITS Logistics (1st facility) & Norwex	2017-17/2018-35	\$ 18,500,000	\$ 29,585,700	50	68	\$ 14.42	\$ 29.11

RE Plus I-65 LLC c/o WAFRA Inc	No tenant yet	2022-01	\$ 25,000,000	\$ 29,872,100	0	0	\$ -	\$ -
Schafer Powder Coating	Schafer Powder Coating	2020-03	\$ 5,500,000	\$ 1,974,291	64	68	\$ 18.64	\$ 31.39
STAG Industrial Holdings, LLC	Capacity	2019-16	\$ 9,450,000	\$ 17,194,300	30	135	\$25.00	\$ 20.22
Swissam Property Corp (RP)	REGO-FIX	2016-22	\$ 2,000,000	\$ 3,107,300	22	21	\$ 31.03	\$ 54.84
Swissam Property Corp. (RP)	REGO-FIX	2023-07	\$ 3,600,000	\$ -	21	21	\$54.83	\$ 50.53
Whitestown Owner LLC c/o Becknell Industrial LLC	No tenant yet	2021-44	\$ 55,349,100	\$ 48,412,375	75	0	\$14.00	\$ -
Whitestown Owner LLC c/o Becknell Industrial LLC	No tenant yet	2021-44	\$ 13,750,900	\$ 12,632,118	26	0	\$14.00	\$ -