

**WHITESTOWN REDEVELOPMENT COMMISSION**

**RESOLUTION NO. 2016-\_\_**

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

**SAP CORP/REGO-FIX TOOL CORPORATION**

WHEREAS, the Whitestown Redevelopment Commission (the "Commission") has received the Application for Real Property Tax Abatement attached hereto as Exhibit A and incorporated herein by reference (the "Abatement Application") pursuant to Indiana Code 6-1.1-12.1, as amended (the "Act"), from SAP Corp and Rego-Fix Tool Corporation (collectively, the "Applicant"), in connection with the development and construction of a new assembly and distribution facility in the approximate size of 18,000 square feet to be located at 4400 Anson Boulevard, in the Town of Whitestown, Indiana (the "Site"), as more particularly described in the Abatement Application (the "Project"); and

WHEREAS, the Applicant will undertake the Project on the Site which is included in the previously designated Whitestown ERA #2, an economic revitalization area, and which is more particularly described in the Abatement Application; and

WHEREAS, the Site is also situated in an area that has been designated as an allocation area by the Board of Commissioners of Boone County, Indiana (the "Boone County Commissioners") in accordance with Indiana Code 36-7-14-39; and

WHEREAS, the Boone County Commissioners will consider a resolution pursuant to Indiana Code 6-1.1-12.1-2(k) approving the Abatement Application; and

WHEREAS, in its Abatement Application, the Applicant has requested a traditional 10 year real property tax abatement for the Project; and

WHEREAS, the Town of Whitestown, Indiana (the "Town") requires that applications for property tax deductions pursuant to the Act, such as the Abatement Application, must be approved in a resolution adopted by the Commission before they are subject to approval by the Town Council of the Town (the "Council").

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

Section 1. The Commission has considered the evidence presented and now finds and determines that it will be of public utility and benefit to approve the Abatement Application. The Commission hereby approves the Abatement Application and recommends approval of the Abatement Application by the Council.

Section 1. Subject to approval by resolutions of the Council and the Boone County Commissioners, the Applicant shall be entitled to a standard real property tax abatement for the Project in accordance with the following 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%

Section 2. The Secretary of the Commission is hereby directed to deliver a copy of this Resolution to the members of the Council, and to take all other necessary actions to carry out the purposes and intent of this Resolution.

Section 3. The recitals to this Resolution are essential and are incorporated herein by reference.

Section 4. Any part of this Resolution that is invalid, unenforceable or illegal shall be ineffective to the extent of such invalidity, enforceability or illegality without invalidating the remaining provisions hereof or affecting the validity, enforceability or legality thereof.

Section 5. This Resolution shall take effect immediately upon adoption by the Commission.

Passed and adopted at a meeting of the Whitestown Redevelopment Commission this 4<sup>th</sup> day April, 2016.

WHITESTOWN REDEVELOPMENT  
COMMISSION

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Sarah Ford, President

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Bryan Brackemyre, Vice-President

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Megan Swain, Secretary/Treasurer

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Robby Halford, Member

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Susan Austin, Member

**Exhibit A**

*Abatement Application*



**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](mailto:dnorton@whitestown.in.gov)**

Prior to submitting the attached application to the Town, all questions must be answered as completely as possible and must be signed on the Statement of Benefits Form (SB-1/RP) and the last page of the application. Incomplete or unsigned applications will not be accepted as official filings. All applicants are encouraged to discuss the proposed project and tax abatement request with the Town Manager and the Presidents of the Whitestown Redevelopment Commission and Whitestown Town Council prior to filing their application.

*Fees*

A \$2,000 non-refundable application fee is required when making an application for real property tax abatement and is payable to the "Town of Whitestown" within 7 days of the approval of the application (the "Application Fee"). In addition, if the

applicant is submitting an application for a real property tax abatement that does not conform with the traditional tax abatement schedule (a "Modified Abatement Schedule"), the applicant may be required to pay an additional fee (the "Modified Abatement Application Fee"). The amount of the Modified Abatement Application Fee will be determined by the Town in its sole discretion based upon all of the facts and circumstances (including the proposed Modified Abatement Schedule). Payment of the Modified Abatement Application Fee shall be made within 14 days of notification in writing by Whitestown to the Applicant of the amount of such Modified Abatement Application Fee.

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

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

**Town of Whitestown**  
**Attn: Mr. Dax Norton, Town Manager**  
**6210 S 700 E**  
**Whitestown, Indiana 46075**  
**Office: (317)732-4530**  
**Mobile: (317)495-5864**  
**Fax: (317)769-6871**  
**E-Mail: [dnorton@whitestown.in.gov](mailto: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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 \_\_\_\_\_

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

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

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

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 \_\_\_\_\_

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

TOTAL NUMBER OF NEW EMPLOYEES (part-time)

\_\_\_\_\_

- g) What is the total dollar amount to be spent on new salaries? \$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%

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

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



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.