

RESOLUTION NO. 2016-~~18~~-CL  
TIPPECANOE COUNTY COUNCIL RESOLUTION APPROVING  
APPLICATION FOR REAL PROPERTY TAX  
DEDUCTIONS FOR WILDCAT CREEK PARTNERS, LLC

WHEREAS, Tippecanoe County has been requested by Wildcat Creek Partners (Applicant) to approve personal property tax deductions pursuant to Indiana Code 6-1.1-12.1 with respect to proposed expansion of improvements on real property all as more fully set forth in the certain Statement of Benefits filed by Applicant in the Office of the Auditor of Tippecanoe County on April 27, 2016, attached hereto as Exhibit A.

WHEREAS, the expansion of improvements on real property will be located upon real estate designated by the Tippecanoe County Council as an "economic revitalization area" as that term is defined and intended in Indiana Code 6-1.1-12.1-1 through 6-1.1-12.1-6 pursuant to Declaratory Resolution No. 2014-04-CL, adopted January 14, 2014, and Confirmatory Resolution No. 2014-08-CL dated February 11, 2014; and

WHEREAS, the duration of said designation of the property described in Tippecanoe County Council Resolution was through and including December 31, 2024, with applicants eligible for property tax deductions for applications filed on or before February 11, 2017; and

WHEREAS, the Tippecanoe County Council, having reviewed the Statement of Benefits filed by Applicant on April 27, 2016, hereby finds that:

- (1) The estimate of the value of the redevelopment or rehabilitation is reasonable for projects of this nature.
- (2) 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 redevelopment or rehabilitation.
- (3) 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 redevelopment or rehabilitation.
- (4) The other benefits about which information was provided are benefits that can be reasonably expected to result from the proposed redevelopment or rehabilitation.

- (5) The totality of benefits is sufficient to justify the deduction.
- (6) Said application for deduction should be approved.

NOW THEREFORE BE IT RESOLVED by the County Council of Tippecanoe County, Indiana that the Statement of Benefits filed on April 27, 2016, with respect to the expansion of improvements or real property proposed by Wildcat Creek Partners, LLC, be and the same are hereby approved.

BE IT FURTHER RESOLVED that the period of deduction allowed for the redevelopment and rehabilitation described in the Statement of Benefits is limited to five (5) years in accordance IC 6-1.1-12.1-3 and 17 under the following abatement schedule:

Year 1	100%
Year 2	80%
Year 3	60%
Year 4	40%
Year 5	20%

BE IT FINALLY RESOLVED that if any part, parts, clause or portion of this Resolution shall be adjudged invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the unconstitutionality of this Resolution as a whole or any other part, clause or portion of the Resolution.

Presented to the County Council of Tippecanoe County, Indiana, and adopted this  
10<sup>th</sup> day of May, 2016.

TIPPECANOE COUNTY COUNCIL



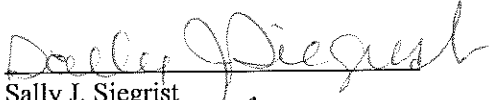
David R. Williams, President



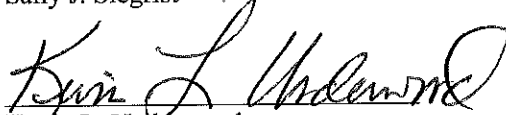
John R. Basham II, Vice President

*absent*

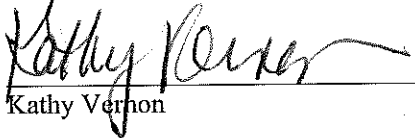
Bryan E. Metzger



Sally J. Siegrist



Kevin L. Underwood



Kathy Verhon

*absent*

Roland K. Winger

ATTEST:



Robert Plantenga, Tippecanoe County Auditor



**STATEMENT OF BENEFITS  
REAL ESTATE IMPROVEMENTS**

State Form 51767 (R6 / 10-14)

Prescribed by the Department of Local Government Finance

**FILED**

APR 27 2016

*HS*

20 <u>16</u> PAY 20 <u>17</u>
FORM SB-1 / Real Property
<b>PRIVACY NOTICE</b>
Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

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

**INSTRUCTIONS:**

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

**SECTION 1 TAXPAYER INFORMATION**

Name of taxpayer <b>Wildcat Creek Partners, LLC</b>		
Address of taxpayer (number and street, city, state, and ZIP code) <b>3285 S 975 E, Zionsville, IN 46077</b>		
Name of contact person <b>John D. Huber</b>	Telephone number <b>(765) 588-9137</b>	E-mail address <b>butch@jessuppaperbox.com</b>

**SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT**

Name of designating body <b>Tippecanoe County Council</b>		Resolution number
Location of property <b>4775 Dale Drive, Lafayette</b>	County <b>Tippecanoe</b>	DLGF taxing district number <b>Wea</b>
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) <b>Expanding the original 42,000 sq. ft. building another ~23,500 sq. ft.</b>		Estimated start date (month, day, year) <b>07/01/16</b>
		Estimated completion date (month, day, year) <b>10/15/16</b>

**SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT**

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
<b>25.00</b>	<b>\$850,000.00</b>	<b>25.00</b>	<b>\$850,000.00</b>	<b>7.00</b>	<b>\$180,000.00</b>

**SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT**

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values		
Plus estimated values of proposed project	795,000.00	
Less values of any property being replaced		
Net estimated values upon completion of project		

**SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER**

Estimated solid waste converted (pounds) _____	Estimated hazardous waste converted (pounds) _____
------------------------------------------------	----------------------------------------------------

Other benefits

**SECTION 6 TAXPAYER CERTIFICATION**

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

Signature of authorized representative 	Date signed (month, day, year) <b>04/27/16</b>
Printed name of authorized representative <b>John D. Huber</b>	Title <b>Managing Member</b>

**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 6 (\* see below)  
 Year 5  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.

# APPLICATION

For Consideration for Designation as an

**Economic Revitalization Area**

Tippecanoe County, Indiana

## General Information

**APPLICATION IS FOR: (CHECK ONE OR BOTH)**

Improvements to real estate: Schedule Requested:  3 Year  6 Year  10 Year  Other

New manufacturing equipment: Schedule Requested:  5 Year  7 Year  10 Year  Other

## Applicant

1. Name of applicant John D. Huber, Wildcat Creek Partners, LLC
2. Is the applicant the property owner?  Yes  No If not, please indicate the relationship of the applicant to the property owner: \_\_\_\_\_
3. Business address of applicant 4775 Dale Dr., Lafayette, IN 47905
4. Telephone/Fax of applicant 765-588-9137
5. Agent of applicant (if any) \_\_\_\_\_  
Address of agent \_\_\_\_\_  
Telephone/Fax of agent \_\_\_\_\_  
Relationship of agent to applicant \_\_\_\_\_

## Property Description

6. Address of property 4775 Dale Dr., Lafayette, IN 47905
7. Legal description and survey of property proposed for designation (attach map of proposed property)
8. Township WEA
9. Real Estate Key Number(s) 79-11-12-452-006.000-031  
Personal Property Key Number(s) \_\_\_\_\_
10. Current property status
- (a) How is the real estate presently used? Manufacturing of packaging items.
- (b) What structures, if any, are on the real estate? 42,000 sq ft building
- (c) What is the general condition of improvements to the real estate, if any? Excellent
- (d) Will there be any demolition of historic properties? No
11. Current zoning designation I3
12. Current assessed value of the real estate – (3/1/15 assessment)
- (a) Land \$ \$339,400
- (b) Improvements \$ \$1,238,000
13. Amount of total property taxes owed in the immediate past year \$ 2014 -\$131.42, 2015 - \$5146.1.

## Project Description

### 14. Description of proposed improvements

(a) Real estate \_\_\_ Expanding the original 42,000 sq ft another 23,500 sq ft \_\_\_

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

(b) Manufacturing equipment (include date of purchase, cost, and federal tax life)

\_\_\_ None at this point. \_\_\_

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

### 15. Development time frame

(a) When will physical aspects of development or rehabilitation begin?

\_\_\_ July 2016 \_\_\_

(b) When is completion of improvements expected? \_\_\_ October 2016 \_\_\_

### 16. Estimated cost of proposed improvements (not including land costs)

(a) Structural improvements \$ \_\_\_ ~\$795,000 \_\_\_

(b) New manufacturing equipment \$ \_\_\_ None at this point. \_\_\_

### 17. Will this project require approval of a rezoning, plat, development plan, vacation, variance, special exception, or contingent use prior to the issuance of an Improvement Location Permit?

\_\_\_ No \_\_\_ If yes, describe \_\_\_\_\_

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

### 18. What environmental impact will be created by this project? \_\_\_ None \_\_\_

(a) What permits are required? \_\_\_ Building permits \_\_\_

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

### 19. Will any additional infrastructure be necessitated for this project? \_\_\_ No \_\_\_ If yes, describe

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

### 20. Who will be required to pay for the additional infrastructure? \_\_\_ N/A \_\_\_

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



21. Will this project complement existing business? Yes If yes, describe Allow the business to grow

22. Will this project be in competition with existing business? No If yes, describe \_\_\_\_\_

23. What effect will the project have on the local housing market? None

24. Will the project include the rehabilitation or redevelopment of existing structures? No If yes, please explain \_\_\_\_\_

25. Undesirability for normal development:

Please describe why this property meets the Indiana Code (I.C. 6-1.1-12.1-1) definition for an Economic Revitalization Area (ERA) ["(1)...which has become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors which have impaired values or prevent a normal development of property or use of property. ...also: ...

(A) any area where a facility or group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues; and

(B) a residentially distressed area, ...]

N/A

26. Does this project involve any other special tax treatments or financing such as grants, low interest loans, etc.? No

27. Has the applicant ever applied for or benefited from tax abatement in any other project in Lafayette or elsewhere? Yes Describe: On the 42,000 sq ft building

28. Has financing for this project been approved? Yes Describe: Partnership will contribute ~30% in cash, 70% bank financed.

29. What is the impact of this project on the surrounding area? Describe: Positive

30. Has any work begun or any equipment been ordered? No Describe: \_\_\_\_\_

## Community Objectives

31. What are the estimated COIT (County Option Income Tax) and CEDIT (County Economic Development Income Tax) incomes that will be generated for the benefit of the community?

TBD

32. How will the proposed designation further the economic development objectives of the community?

(a) Will the designation improve the utilization of vacant or underutilized land currently zoned for business or industrial use or designated as appropriate for business or industrial development in the Tippecanoe County Comprehensive Plan? (explain) Yes, it will increase manufacturing presence in the industrial park

(b) Will the designation encourage the improvement of a deteriorated structure or the replacement of an obsolete structure? No        If yes, please explain       

(c) Will the project affect a historically or architecturally significant structure?       

If yes, please explain No

(d) Will the designation assist in the inducement of a project providing substantial employment opportunities relative to the value of the improvements to be made and/or the new manufacturing equipment to be installed? (explain) The will allow us to retain our workforce as well as add additional in the future.

(e) Will the designation assist in the inducement of a project which would provide long-term benefits to the tax base of the community warranting granting of the annually decreasing percentage of property tax abatement as provided in Indiana Law (explain) The additional sq ft will add to the tax base.

33. Estimate the number of jobs as a result of the completed project

**Retained Jobs**

Job Type	Estimated Number of Jobs	Entry Level Wage	Average Wage	Maximum Wage
Unskilled	9	\$9/hr	\$9.11	\$10/hr
Semi-skilled	6	\$10/hr	\$11.12/hr	\$13/hr
Skilled	4	\$14/hr	\$16.35/hr	\$20/hr
Non-Production Clerical	3	\$13/hr	\$19.60/hr	\$24/hr
Non-Production Exempt	3			

*Note: Retained jobs are jobs that would otherwise be eliminated or phased out if the project is not approved.*

**New Jobs**

Job Type	Estimated Number of Jobs	Entry Level Wage	Average Wage	Maximum Wage
Unskilled	4	\$9/hr	\$9.50/hr	\$10/hr
Semi-skilled	1	\$10/hr	\$12/hr	\$13/hr
Skilled	1	\$14/hr	\$17.50/hr	\$20/hr
Non-Production Clerical				
Non-Production Exempt	1	\$40k/yr		

34. Total Estimated jobs at this site 27 Full-time, 5 part-time

35. Anticipated time frame for reaching employment level? 2-3 years

36. In what kind of work will the employees be engaged? Production and sales

37. Will Company provide Health Benefits to employees? Not at this point.

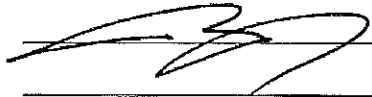
What percent will be paid by the company? \_\_\_\_\_

38. Will Company provide Retirement Benefits to the Employees? Not at this point.

What percent will be paid by the company? \_\_\_\_\_

39. What other company-provided benefits will be available to the employees? \_\_\_\_\_  
\_\_\_\_\_ Paid time off and profitability bonus. \_\_\_\_\_
40. Will the Applicant use labor from the "local economic region" for construction? (local economic region is defined as Tippecanoe County and the surrounding seven counties) If not, why?  
\_\_\_\_\_ Yes \_\_\_\_\_
41. Does the business meet the criteria of creating/maintaining "basic jobs"? (Basic jobs are jobs that are supported primarily by dollars generated outside of the economic region.) \_\_\_\_\_  
\_\_\_\_\_ Yes \_\_\_\_\_
42. How do wages compare to the Tippecanoe County Average? (Data derived from "Covered Employment and Payrolls" from the Indiana Department of Workforce Development Labor Market Information) \_\_\_\_\_ ~\$17/hr. \_\_\_\_\_

*Filing of this application constitutes a request for Economic Revitalization Area designation only and does not constitute an automatic deduction of property taxes. I understand that it is the responsibility of the property owner to file the appropriate abatement forms with the Tippecanoe County Auditor. I hereby certify that the information and representations of this application are true and complete.*



\_\_\_\_\_  
\_\_\_\_\_  
Signature(s) of Applicant(s)

4 May 16

\_\_\_\_\_  
Date