

**PLAINFIELD REDEVELOPMENT COMMISSION
RESOLUTION NO. 2019-01**

**RESOLUTION APPROVING OF REAL PROPERTY TAX ABATEMENT
APPLICATION- EXEL INC. D/B/A DHL SUPPLY CHAIN (USA)**

WHEREAS, the Redevelopment Commission of the Town of Plainfield, Indiana (the “Commission” and “Town,” respectively) has created the Consolidated I-70 Economic Development Area (the “Area”) and one or more allocation areas within the Area, and adopted one or more economic development plans for the Area; and

WHEREAS, Exel Inc. d/b/a DHL Supply Chain (USA) (the “Applicant”) filed with the Town a Petition for Real Property Tax Abatement Consideration (the “Application”), pursuant to I.C. 6-1.1-12.1-1-1 et. seq.; and

WHEREAS, the Application, attached hereto as Exhibit A, has been reviewed by the staff of the Town and has been found to be complete and the Town has received the requisite filing fee from the Applicant; and

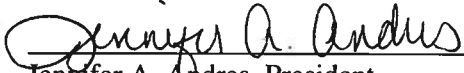
WHEREAS, the real estate described in Exhibit A attached to the Application for which the tax abatement is requested is located within the Area; therefore, the Tax Abatement Committee has forwarded the Application to this Commission for approval.


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

1. The Commission has reviewed and hereby approves of the Application and instructs the President of the Commission to forward this resolution to the Tax Abatement Committee for review and recommendation to the Town Council.
2. This resolution shall be effective upon passage.

ADOPTED AND APPROVED at a meeting of the Town of Plainfield Redevelopment Commission held on the 4th day of March, 2019.

TOWN OF PLAINFIELD
REDEVELOPMENT COMMISSION


Jennifer A. Andres, President


John C. Anderson, Vice President


Bill Kirchoff, Member


Kent McPhail, Member


Lance Angle, Member

Attested by:



Mark J. Todisco, Clerk-Treasurer
Town of Plainfield

Exhibit A [Petition for Real Property Tax Abatement Consideration]

**TOWN OF PLAINFIELD
PETITION FOR REAL PROPERTY TAX ABATEMENT CONSIDERATION**

The undersigned owner (s) of real property, located within the Town of Plainfield, Hereby petition the Town Council of the Town of Plainfield for real property tax abatement consideration and pursuant to I.C., 6 - 1.1 - 12. 1 - 1, et. Seq, and Town of Plainfield Ordinance No. 5 - 97 for this petition state the following:

1. Describe the proposed redevelopment or rehabilitation project, including information about physical improvements to be made, the amount of land to be used, and estimate of the cost of the project, the proposed use of the improvements, and a general statement as to the importance of the project to your business: DHL Supply Chain is looking to potentially develop a +/- 200,000 sf logistics center on a speculative basis in Plainfield, IN. The land cost will be ~\$1.6M while the cost of construction, excluding soft costs, is anticipated to be ~\$8.0M. Approval of a real property tax abatement would have a direct impact on the project as incentives go into DHL's site selection and financial impact analysis.

2. The redevelopment or rehabilitation project itself will create 50 new, permanent jobs within the first year, representing a new annual payroll of \$1,585,400 and will maintain N/A existing permanent part-time jobs with an annual payroll of \$N/A. The project annual salaries for each new position created are estimated to be as follows: \$29,020 for Direct Labor positions (45) and \$55,000 for management positions (5). Note that since this is a speculative build, the job and salary estimates are based on what DHL would expect for a building of this size based on similar projects.

3. Estimate the dollar value of the redevelopment or rehabilitation project: \$8,080,000.

4. (a) The real property for which tax abatement consideration is petitioned (Property) is owned or to be owned by the following individuals or corporations (if the business organization is publicly held, indicate also the name of the corporate parent, if any, and the name under which the corporation has filed with the Securities and Exchange Commission):

NAME	ADDRESS	INTEREST
Exel Inc. d/b/a DHL Supply Chain (USA)	570 Polaris Parkway Westerville, OH 43082	100%

(b) The following other persons lease, intend to lease, or have an option to buy the Property (include corporate information as required in (4 (a) above, if applicable) :

NAME	ADDRESS	INTEREST
Exel Inc. d/b/a DHL Supply Chain (USA)	570 Polaris Parkway Westerville, OH 43082	100%

(c) A brief description of the overall nature of the business and of the operations occurring at the Property: DHL Supply Chain is a supply chain management company. Combining value-added and management services with traditional fulfillment and distribution, our customized, integrated logistics solutions drive efficiency, improve quality and create competitive advantage.

DHL Supply Chain offers specialist, proven expertise within the Automotive, Consumer, Chemicals, Energy, Engineering & Manufacturing, Life Sciences & Healthcare, Retail and Technology sectors.

The company arranges for its customers' freight to be hauled in truckload and less-than-truckload (LTL) quantities; in addition, it oversees Intermodal freight transportation, involving the use of both trucks and trains. The company provides services such as international freight forwarding, warehousing, supply chain analysis and management, in-plant services, assembly and packaging, and transportation management.

(00156752-2)

5. The commonly known address of the Property is: 401 Airtech Parkway, Plainfield, IN 46168

A legal description of which is attached hereto, marked "Exhibit A", and incorporated herein. The Key Number of said property is: 201218626

6. A map and / or plat describing the Property is attached hereto, marked "Exhibit B", and incorporated herein.

7. The current assessed valuation of the real property before rehabilitation, redevelopment, economic revitalization, or improvement: \$110,500

8. List the real and personal property taxes paid at the location during the previous

Five years, whether paid by the current owner or a previous owner:

YEAR	REAL PROPERTY TAXES	PERSONAL PROPERTY TAXES
2018	\$920.47	\$0
2017	\$972.12	\$0
2016	\$996.74	\$0
2015	\$1,039.96	\$0
2014	\$0.00	\$0

9. What is your best estimate of the after - rehabilitation market value of the Property:
\$8,080,000

10. No building permit has been issued for construction on the property in connection with the improvement in question as of the date of filing of this petition. The signature below is verification of this statement.

11. The Standard Industrial Classification Manual major group within which the proposed project would be classified, by number and description: 4225 General Warehousing and Storage

12. The Internal Revenue Service Code of Principal Business Activity by which the proposed project would be classified, by number and description: 493110 General Warehousing and Storage

13. Describe actual or anticipated public financing for the project: DHI. will fund the development of this project

14. Describe how the Property has become undesirable for or impossible of normal development and occupancy because of lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors which have impaired values and prevent a normal development of the property or property use: The property has significant utility easements, possible access concerns & storm water detention that cut the usable acreage in 1/2. The property has been used as farmland in the past.

15. The Property is located in the following Allocation Area (if any) declared and confirmed by the Plainfield Redevelopment Commission: Plainfield Six Points (T32242)

16. The following person (s) should be contacted as the petitioner's agent regarding additional information and public notifications:

Name: Karmin McWilliams
Address: 570 Polaris Parkway
City, State, Zip Code: Westerville, OH 43082
Telephone: 614-865-8912

{00156752-2}

WHEREFORE, Petitioner requests that the Town Council of the Town of Plainfield, Indiana, adopt a declaratory resolution designating the area described herein to be an economic revitalization area for purposes of real property tax abatement consideration, and after publication of notice and public hearing, determine qualifications for an economic revitalization area have been met and confirm such Resolution. Petitioner hereby verifies that the required \$250.00 filing fee to cover processing and administrative costs pursuant to Ordinance 5 - 97 of the Town of Plainfield has been paid in full.

Name of Property Owner (s):

Exel Inc. d/b/a DHL Supply Chain (USA)

By: 

(Signed Name)

Joe Mikes – Sr. Vice President, Real Estate Americas

(Type or printed name and capacity of signed by agent or representative of the owner.)

EXHIBIT A

LEGAL DESCRIPTION

Lot 2, Airtech Park, Section 8, recorded as Instrument No. 201218626 in the Office of the Recorder of Hendricks County, Indiana, located in the Northwest and Southwest Quarters of Section 29, Township 15 North, Range 2 East, Guilford Township, Hendricks County, Indiana.

BUILD-TO-SUIT SITE FOR OFFICE/DISTRIBUTION FACILITY AIRTECH BUSINESS PARK

Plainfield, Indiana



PREMIER SITE to accommodate a build-to-suit of 100,000 SF or greater

±22.27 acres

10-year real estate tax abatement

±248,000 SF (see conceptual plan)

Build-to-suit office

±49 loading docks (expandable); 2 drive-in doors

140 parking spaces (expandable)

30 trailer spaces (expandable)

Truck court with concrete apron

50' x 50' column spacing in dock bays

60' bay staging

32'-36' clear height

Owned by:

GRAMERCY
PROPERTY TRUST

