GREENWOOD COMMON COUNCIL

RESOLUTION NO. 19-17

A RESOLUTION DECLARING CERTAIN AREA WITHIN THE CITY OF GREENWOOD AN ECONOMIC REVITALIZATION AREA AND QUALIFYING CERTAIN REAL PROPERTY IMPROVEMENTS FOR TAX ABATEMENT AND SETTING THE TIME AND PLACE FOR A PUBLIC HEARING (Futureway Logistics, LLC)

WHEREAS, the City of Greenwood, Indiana, recognizes the need to stimulate growth and maintain a sound economy within its corporate limits;

WHEREAS, the Greenwood Common Council further recognizes that it is in the best interest of the City of Greenwood to provide incentives to stimulate investment within the community;

WHEREAS, Ind. Code § 6-1.1-12.1 *et. seq.* provides for a program of real and personal property tax abatement within Economic Revitalization Areas ("ERA") and provides for the adoption of such a program;

WHEREAS, the Greenwood Common Council desires to establish such an ERA within the City of Greenwood;

WHEREAS, a certain area located at Allen and Collins Roads (the "Real Estate") 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 prevented a normal development of property or use of property, and the property has been adjacent to an industrial area without developing for a number of years;

WHEREAS, Futureway Logistics, LLC ("Futureway") has under contract for purchase the Real Estate described and shown in composite Exhibit A, attached hereto and incorporated herein, and intends to redevelop said real estate as the term is contemplated by Ind. Code § 6-1.1-12.1(5) and requests an economic revitalization area designation;

WHEREAS, Futureway intends to construct a 40,000 square foot building to include office, warehouse, maintenance shop, and truck and trailer storage;

WHERAS, the City of Greenwood Redevelopment Commission ("Commission"), on February 2, 1999 by Resolution No. 99-02, designated an area within the City's corporate boundaries as an Economic Development Area ("EDA") as defined in Ind. Code § 36-7-14 and designated the entire EDA as an allocation area as defined in Ind. Code § 36-7-14-39;

WHEREAS, Greenwood Common Council tax abatement approval procedure provides that when property is located in an ERA and is also located in an allocation area, an application for property tax deduction as provided by Ind. Code § 6-1.1-12.1 may not be approved unless the Redevelopment Commission, who designated the allocation area, favorably recommends the application for property tax deduction;

WHEREAS, the real estate described in composite <u>Exhibit A</u>, is located in the allocation area designated in Commission Resolution No. 99-02;

WHEREAS, the Commission reviewed and approved the Application for Property Tax Abatement (the "Application") at a public meeting on August 13, 2019 by adoption of Resolution 2019-11, a copy of which is attached hereto as Exhibit B (without exhibit, as the Resolution exhibit is identical to Composite Exhibit A attached hereto) and incorporated herein;

WHEREAS, Futureway intends to invest approximately \$5,200,000 in the economic revitalization area in real property improvements by constructing an approximately 40,000 square foot office, warehouse, maintenance shop and truck and storage building which will create additional employment positions and additional payroll in the City;

WHEREAS, Futureway filed its Statement of Benefits Real Estate Improvements (SB-1 / Real Property) with the City of Greenwood and submitted its Application for Property Tax Abatement, which are attached hereto as part of composite Exhibit A (the "Application"), on July 26, 2019; and

WHEREAS, the Greenwood Common Council has reviewed Futureway's Statement of Benefits Real Estate Improvements (SB-1 / Real Property) form and been otherwise duly advised in the premise and has determined that it is in the best interests of the City to allow the deductions as described in the Application;

NOW, THEREFORE, BE IT RESOLVED BY THE GREENWOOD COMMON COUNCIL THAT:

<u>Section 1</u>. The area legally described and shown on the attached composite <u>Exhibit A</u> is found to be an area within Greenwood Common Council jurisdiction and meets the statutory criteria of an Economic Revitalization Area.

Section 2. The area legally described and shown on the attached composite $\underline{\text{Exhibit A}}$ is hereby declared an Economic Revitalization Area.

- <u>Section 3</u>. The Greenwood Common Council hereby determines that it is in the best interest of the City to allow the deduction under Ind. Code § 6-1.1-12.1-3 within the said ERA, as requested in the Application, based upon the following findings:
 - (1) The estimate of the value of the redevelopment of the Real Estate is reasonable for projects of that nature.
 - (2) The estimate of the number of individuals who will be employed can be reasonably expected to result from the proposed described redevelopment.
 - (3) The estimate of the annual salaries of the individuals who will be employed can be reasonably expected to result from the proposed described redevelopment.
 - (4) The nature of the improvements and the projected property taxes to be paid, create benefits of the type and quality anticipated by the Greenwood Common Council within the ERA and can reasonably be expected to result from the proposed described redevelopment.
 - (5) The totality of benefits is sufficient to justify the deductions.

<u>Section 4</u>. The application of Becknell for Real Property Tax Abatement and Statement of Benefits Real Estate Improvements (Form SB-1 / Real Property) as submitted is hereby approved.

<u>Section 5</u>. The owner of the real estate improvements comprising the construction within the above-designated ERA shall be entitled to the deductions provided by Ind. Code § 6-1.1-12.1-3 for a period of five (5) years with respect to real estate improvements constructed as contemplated by and reflected in the Application, according to the following schedule:

Year 1: 100% Year 2: 80% Year 3: 60% Year 4: 40%

Year 4: 40% Year 5: 20%

Section 6. In partial consideration of the value of the property tax deductions granted to Futureway by the City, Futureway hereby agrees and commits to not file any real property tax assessment appeal, review, or other challenge ("Appeal") of the real property tax assessments made for the Real Estate during the time periods for which real property tax deductions are authorized under this Resolution, unless the assessed value of the Real Estate exceeds the total actual investment in the Real Estate (including, but not limited to, the purchase price and the costs

of any improvements). In the event Futureway desires to file such an Appeal, Futureway shall provide the City with a copy of the Appeal no later than the date the Company files the Appeal. Violation of the restrictions on and conditions applicable to an Appeal shall permit the City to terminate the property tax deductions authorized under this Resolution.

- <u>Section 7</u>. Two (2) copies of the ERA map, are on file in the Office of the Clerk of Greenwood, Indiana and the Common Council directs the Clerk to maintain for public inspection the two (2) copies in the files of the Clerk.
- Section 8. Notice of the adoption and the substance of this Resolution and all other disclosures required by Ind. Code § 6-1.1-12.1-2.5 shall be published in accordance with Ind. Code § 5-3-1, which notice shall advise that at the Greenwood Common Council's regularly scheduled meeting on Monday October 7, 2019 at 7:00 p.m., the Council will receive and hear all remonstrance and objections from interested persons, and, having heard and considered same, will act to rescind, modify and confirm, or confirm this Resolution.
- <u>Section 9</u>. A copy of the above-referenced notice of adoption and a statement containing substantially the same information as the Statement of Benefits Real Estate Improvements included in composite <u>Exhibit A</u> shall be filed with the officers of each taxing unit that has authority to levy property taxes in the geographic area which is hereby allowed deductions at least ten (10) days prior to the public hearing on this Resolution.
- Section 10. A copy of this Resolution shall be filed with the Johnson County Assessor's Office and made available at that office for public inspection.
- <u>Section 11.</u> The sections, paragraphs, sentences, clauses, and phrases of this Resolution are separable, and if any phrase, clause, sentence, paragraph or section of this Resolution shall be declared unconstitutional, invalid or unenforceable by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality, invalidity, or unenforceability shall not affect any of the remaining phrases, clauses, sentences, paragraphs and section of this Resolution.

Reminder of this Page Intentionally Left Blank

Passed by the Common Coun., 2019.	cil of the City of Greenwood, Indiana, this day of
	Michael Campbell, President Greenwood Common Council
FOR:	AGAINST:
	Linda S. Gibson
	Ezra J. Hill
	Bruce Armstrong
	Ronald Bates
	J. David Hopper
	David Lekse
	Michael Campbell
	Robert Dine
	Andrew K. Foster
ATTEST:	
Jeannine Myers, Clerk	
	ssed by the Common Council of the City of Greenwood,, 2019, is presented by me this day of, the Mayor of the City of Greenwood.
	Jeannine Myers, Clerk
Indiana, on the day of	ssed by the Common Council of the City of Greenwood,
	MARK W. MYERS, Mayor of the City of Greenwood, Indiana

Resln. 19-17 Page 4 of 4 [A/A 09-04-19]

APPLICATION FOR PROPERTY TAX ABATEMENT CITY OF GREENWOOD

Organization/Entity Requesting Abatement

Name: Futureway Logistics LLC

Address: 2346 Lynhurst Dr. Suite 407A

City: Indianapolis State: IN Zip: 46241

Primary Contact: Avi Dhaliwal Title: Director

Phone: 416 882 1200 Email: avi@futurewaylogistics.com

Property Owner (if different)

Name: TBD, (To Be Incorporated)

Address: TBD (Collins Rd./ Allen Rd.)

City: Greenwood State: IN Zip: 46143

Primary Contact: Avi Dhaliwal Title: Director

Phone: 416 882 1200 Email: avi@futurewaylogistics.com

Description of Project

Project Location/Address: TBD (Collins Rd/ Allen Rd)

Parcel Number: 41-05-02-032-0001.000-030 41-05-02-643. -601.000-030

Brief Description of Project: 20 Acres Site, 40,000 Square feet building to be constructed that includes; office, warehouse, maintenance shop and trucks and trailer storage at site that will greatly contribute to expansion of the business.

Current Zoning of Property: I-1 with I-65 Overlay
Current Assessed Value of Property:
Land: \$34,800.00
Building: \$0.00 Building to be Constructed.
Inventory:
Equipment:
Brief Company History: Futureway Logistics LLC, is a premier asset based long distance carrier specializing in transportation of refrigerated freight, Auto parts, an industrial goods along with Flatbed transportation. We started our services in 2015 after years of rich experience in the transportation industry. Our experience and 'Customer first' approach have helped in our ability to deliver quality transportation services to our customers. Our experience in handling heavy haul transportation projects across USA has made us the preferred transportation choice. Since Futureway Logistics is Indiana based corporation, we are going to increase business foot prints building Head Quarter in Greenwood, IN. Having 20 Acres site, 40,000 Square feet building with office, warehouse and maintenance facility will greatly contribute to expansion of business.
Project Details
Requested Abatement: 1) Real Property 2) Personal Property 3) Both
4) Vacant Building
Length of Abatement Requested: 5 years
Abatement Schedule Requested: 1) Standard 2) Custom (please attach)
Type of Facility: Transportation facility (Head Quarter)
Facility Size (Sq. Ft.): 40,000 Site Size (acres: 20 Acres)

Will Real Estate be Leased or Purchased: (Purchased)

Anticipated Closing Date: TBD									
Projected Construction Start Date: June 2020									
Projected (Operations S	tart Date: March	2022						
Project will	be: (a) (b)	new company new expansion	(c) (d)	relocation in Indiana relocation from out of s	state				
Will projec		ed in stages: (a)		(b) (no					
Real Impr Mach	Estate:1710, ovements:5,; ninery/Equip								
	Created: 45	-4!							
What is the State of incorporation: Indiana In what states is the corporation licensed to do business: Provide Transportation all states (long Distance Freight Carrier)									
Which approvals or permits will this project require?									
(a) (b) (c) (d)	Zoning char Annexation Plat approv Developmen	al	(e) (f) (g)	Variance Special exception Building permit (h) Other					
Will additional public facilities/infrastructure be required? 1) YES 2) NO If yes, please describe and state who is installing:									

Provide names of any parent, subsidiary, and/or affiliated entities:								
Do you have legal counsel: If yes:	1) YES	(2)NO						
Firm:Contact:								
Address:								
Phone:								
Email:								

Explain why abatement is necessary for this project: Futureway Logistics LLC, in early phase of establishing business in Indiana. It requires large amount of capital investment. In order to sustain growth, it will be beneficial to get abatement that will be major contribution to the growth and stainability of the business.

Summary of Tax and Abatement Projections for Abatement

Duration of Abatement: 5 (Five) Years

I. <u>Current Conditions:</u>

A. Current Annual Real Estate Taxes: \$34,800.00

B. Current Annual Personal Property Taxes: 0.00

C. Combined Total: \$34,800.00

D. Projected Combined Total: \$34,800.00

II. Projected Conditions Without Abatement:

A. Projected Annual Real Estate Taxes: \$148,221.00

B. Projected Annual Personal Property Taxes: \$0.00

C. Combined Total: \$148,221.00

D. Projected Combined Total: \$148,221.00

III. Projected Conditions With Abatement:

A. Projected Real Estate Taxes: \$296,441.00 (5 Years)

B. Projected Abatement: \$444,664.00 (5 Years)

C. Projected Personal Property Taxes: \$0.00

D. Projected Abatement \$444,664.00(5 Years)

Projected Total

E. Total Amount Abated: \$444,664.00 F. Total Taxes to be Paid: \$296,441.00

Note: Attached Worksheets

\$444,664.00

\$29,644

\$59,288.00

\$88,932.00

\$118,577.00

\$148,221.00

20%

40%

%09

%08

100%

Abatement Rate: Amount Abated:

BUILDINGS

WORKSHEET NO.

(Note: If the requested abatement is for other than the standard 5 year schedule, this Worksheet should be modified accordingly.)

ESTIMATED TAX ABATEMENT IMPACT - 5 Years

Projected Investment Est. Assessed Value Est. Assessed Value Est. Annual Taxes Est. Annual Taxes Non Mfg. Equipt. Investment: \$_ Mfg. Equipt. Investment: \$_ Bldg(s): \$5200,000.00; PROPOSED Land: 20 Acres R.E. Tax Rate \$ (Same as current) TOTALS Project Name: Futureway Logistics LLC Location: TBD, Collins Rd/ Allen Rd, Greenwood, IN Current Date: July 26, 2019 Year 5 Year 4 Year 3 Assessed Taxes Paid Assessed Taxes Paid Year 2 Assessed Value Assessed Value Square Feet Year 1 R.E. Tax Rate \$2.8622% CURRENT : \$34,800.00 : \$34,800.00

Bldg(s):_

Land:

\$296,441.00 \$444,664.00 10% Five Year Total Abatement: Taxes w/ Abatement Five Year Total Paid: 30% \$296,441.00 40% 20% 4 \$118,577.00 %09 \$88,932.00 %02 69 \$59,288.00 %08 \$29,644.00 %06 Five Year Total: \$741,105.00 100% \$0.00 Taxes w/o Abatement Manufacturing Equipment Abatement Rate: Amount Abated: Taxes Dues: Taxes Dues:

Taxes on New Non Manufacturing Increased Taxes on Land After Development: Faxes on Inventory: Equipment: Other Taxes

Five Year Total Other Taxes:

WORKSHEET NO. 2

(Note: If the requested abatement is for other than the standard 5 year schedule, this Worksheet should be modified accordingly.)

ESTIMATED TAX ABATEMENT IMPACT – 5 Years
Project Name: Futureway Logistics LLC
Location: TBD (Collins Rd/Allen Rd) Greenwood, IN
Current Date: July 26, 2019

PROPOSED R.E. Tax Rate \$ (Same as current)	Land: 20 Acres : \$ Est. Assessed Value : \$ Est. Annual Taxes	Bldg(s): \$5200,000.00 Projected Investment : \$ Est. Assessed Value : \$ Est. Annual Taxes	Mfg. Equipt. Investment: \$	Non Mfg. Equipt. Investment: \$	TOTALS	\$\$174,000.00	\$0.00	\$26,000,000.00 \$741,105.00 	\$26,000,000.00	8	69	69	\$0.00	\$174,000.00	\$741,105.00	\$296,441.00
					Year 5	\$34,800.00	\$0.00	\$5,200,000.00 \$148221.00 20% \$29,644.00	\$5,200,000.00 \$ 20% \$	\$	\$	\$	\$0.00	\$34,800.00	\$148,000.00	\$118,577.00
•					Year 4	\$34,800.00	\$0.00	\$5,200,000.00 \$148,221.00 40% \$59,288.00	\$5,200,000.00 \$ 40%	\$	8	€9	\$0.00	\$34,800.00	\$148,000.00	\$88,932.00
					Year 3	\$34,800.00	\$0.00	\$5,200,000.00 \$148,221.00 60% \$88,932.00	\$5,200,000.00 \$ 60%	\$	\$	\$	\$0.00	\$34,800.00	\$148,221.00	\$59,289.00
					Year 2	\$34,800.00	\$0.00	\$5,200,000.00 \$148,221.00 80% \$118,577.00	\$5,200,000.00 \$ 80%	\$	\$	\$	\$0.00	\$34,800.00	\$148,221.00	\$29,644.00
	/alue axes Paid	et Zalue Saxes Paid			Year 1	\$34,800.00	\$0.00	\$5,200,000.00 \$148,221.00 100% \$148,221.00	\$5,200,000.00 \$ 100%	\$	59	≤ 9	\$0.00	\$34,800.00	\$148,221.00	s) \$0.00
CURRENT R.E. Tax Rate \$2.8622%	Land: 20 Acres : \$34,800.00 Assessed Value : \$34,800.00 Assessed Taxes Paid	Bldg(s):Square Feet : \$Assessed Value : \$Assessed Taxes Paid				(A) Current Land Taxes Paid	(B) Current Building Taxes Paid	Assessed Value Proposed buildings (C) Est. Taxes on Proposed Buildings Abatement Percentage by Year (D) Taxes Abated	Assessed Value Proposed buildings (C) Est. Taxes on Mfg. Equipt. Abatement Percentage by Year (D) Taxes Abated	(E) Est. Property Taxes on Developed Land	(E) Est. Taxes on New Non Mfg. Equipt.	(E) Est. Taxes on Inventory	(F) Taxes on Existing Personal Property	(X) CURRENT TAXES (A+B+F)	(Y) EST. TAXES <u>WITHOUT</u> ABATEMENT \$148,221.00 (B+C's+E's+F)	(Z) EST. TAXES <u>WITH</u> ABATEMENT (Y-D's) \$0.00

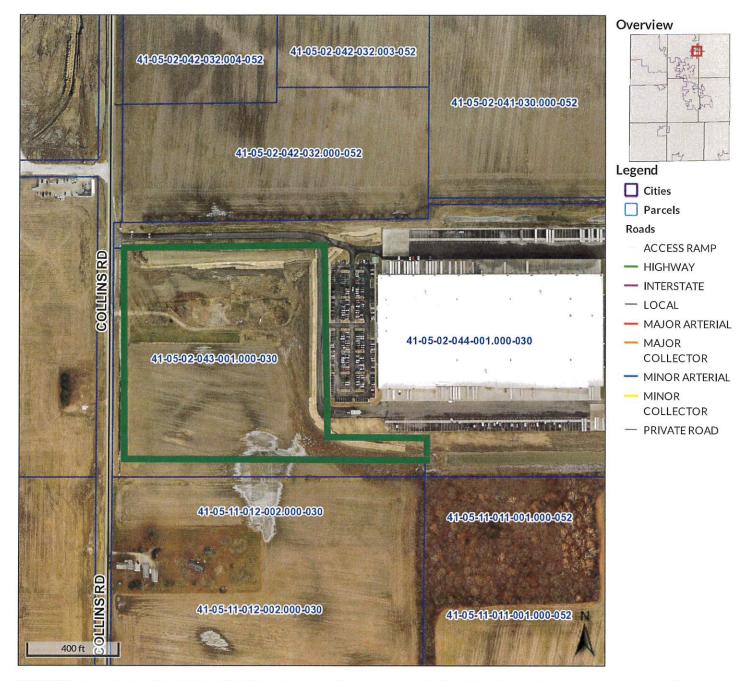
	perjury, that the information and representations madeing documents are true and accurate statements.
m me approanch and the attached support	Signature of Applicant
	Signature of Applicant
State of Indiana)	
County of <u>Johnson</u>) SS:	
Subscribed and sworn to before me	this <u>26</u> day of <u>July</u> , 20 <u>19</u>
	Signature of Notary
County of Residence:	
Johnson	Geeta Communi
	Notary Public's Name (typed or printed)
My Commission Expires:	CELLIA DEVE
04.04.2026	MOTARY PUBLIC - INDIANA JOHNSON COUNTY My Comm. Expires April 4 2025

LAND DESCRIPTION 20 Acre Tract8/07/19

A part of Block A in Worthsville Commerce Center, per plat thereof, recorded as Instrument Number 2018-025077 in the Johnson County Recorder's Office, the land being more particularly described as follows:

Beginning at the northwest corner of said Block A; thence along the northern and eastern boundaries of said Block A the following four (4) courses: 1) North 89 degrees 14 minutes 48 seconds East (basis of bearing = Grid North - Indiana State Plane Coordinate System - East Zone) 862.19 feet; 2) South 00 degrees 18 minutes 23 seconds East 802.01; 3) North 89 degrees 41 minutes 37 seconds East 415.66 feet; 4) South 00 degrees 24 minutes 36 seconds West 135.68 feet; thence South 89 degrees 17 minutes 47 seconds West 1283.39 feet to western boundary of said Block A; said western boundary also being the eastern boundary of Collins Road; thence North 00 degrees 08 minutes 34 seconds East 939.75 feet along said eastern boundary of Collins Road to the POINT OF BEGINNING. Containing 20.00 acres, more or less.



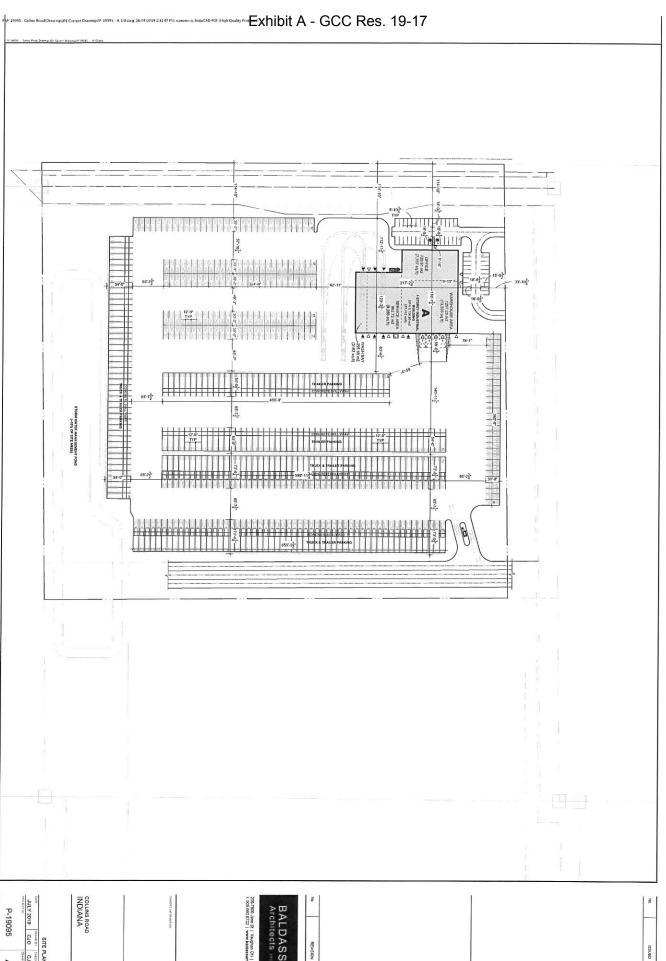


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ELEVATIONS	COLLINS ROAD INDIANA	CONTEST AFFECTION	BALDASSARR Architects 100 200/200 Jans 5 1/00/200 Jans 5 1/00/	No. ISSUED
3.0			A PARE	DATE



r. 905.660.0722 | www.baldassarra.ca BALDASSARRA Architects A-1.0

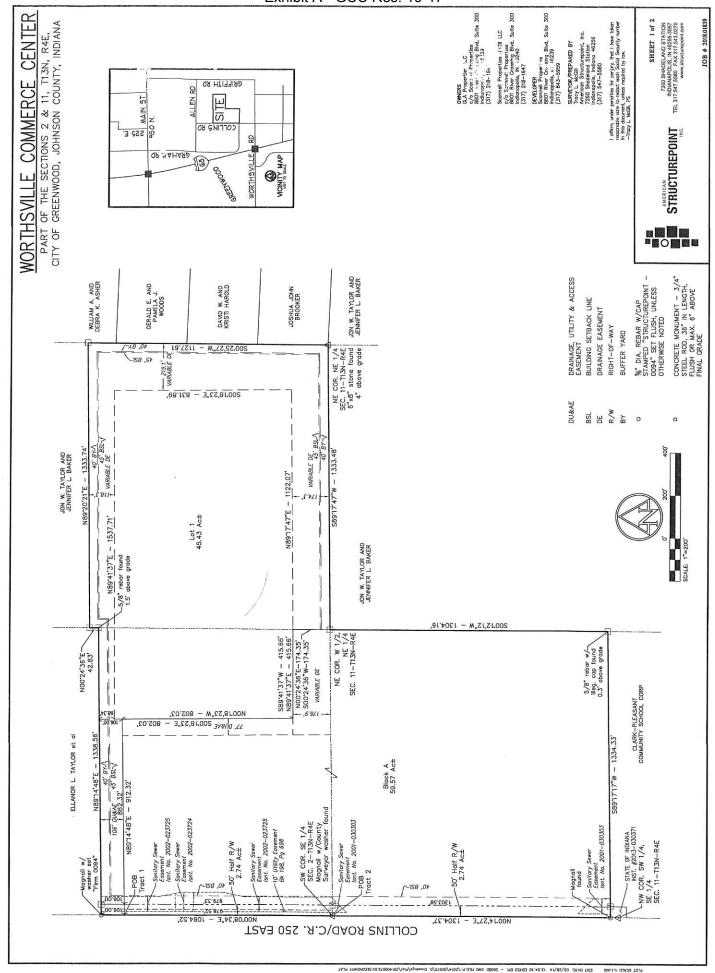
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DRAINAGE - EASEMENTS/GENERAL

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Discenses created by equatic instruments ("Separate Easement") recorded prior to the date hereof in the Johnson Caumy Recorder? Office are about on this plat body! You referrince proposes, and shall restriction, subject only to the terms and provisions of such Separate Easements, and have not subject to these plat oversames, conditions and restrictions.

field tile or underground drain which is encountered in construction of any improvement within this subdivision shall be perpetuated. Il owners of lots and common areas in this subdivision, their sancessors and assigns, shall comply with the Indiana Drainage Code of

Define wested (thicks) being definitioned wherey must which in right of way, or or dedicated assemble, are not to be altered, day out.

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SANITARY SEWERS

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PUBLIC STREETS

The streets and public right-of-ways shown hereon, subject to construction standards and acceptance, are hereby dedicated to the public ass, to be owned and maintained by the government body having jurisdiction.

No face; wall, kelgs, not or shrub planting or other similar item which obstructs sight lines at elevation between 2.5 and 8 feet above the standard shall be permisted to makine any spring which the translature are funded by the strett sight of which may be in comercing points 2.5 feet how its interesting of the start lines of 15 feet how may street and 30 feet for articult streets, for it the case of 1 mendage points 2.5 feet how its interesting of the street of 15 feet how may street and 30 feet for articult streets, for it the case of 1 mendage 10 feet produced in the streets of 15 feet produced and 15 feet produced articular streets and 15 feet produced articular streets of 15 feet produced articular streets of 15 feet produced of 15 feet produced by 15 feet produced by 15 feet produced on 1

TERMAMENDMENT

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ENFORCEMENT

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BMP COVENANT

PLOT SCALE: 1:1,000

naintained by the BMP(s) owner. Said This site has been designed to include a stormwater quality best management practice (BAPP(s)) that must be a BAP(s) are to be maintained by the property owner who is responsible for all fees and other city requirements.

nand the Southeast Quarter of Section 2, Township 13 North, Range 4 East of the Second Principal Meridian, in Pleasant Township, Johnson County, Indiana, described as follows:

Commonstring at the Southwest comer of the Southeast Quarter of said Section 2, said corner being marked by a mag and which washer strongly "However, because the said of the Southwest Consolidated and the Southeast Operator and Southeast Quarter at Ideases of 179.25 feet to the Point of Departing there conditioning Worth ON Across the Southeast Consolidated and Southeast Operator at Ideases of 179.25 feet to the Point of Departing there conditioning Worth and With sometime and "Southeast Operator" and Southeast Operator at Ideases of 179.25 feet to the Southeast Operator and Southeast Compension (TSC John and Worth Southeast Compension (TSC John and Southeast Compension (TSC J

Then? I we can be sentered Querter of Section 2 and part of the West Half of the Northeast Querter of Section 11, all in Township 15 North, Range 4 East of the Second Principal Meridian, in Pierson Township, Johnson County, Indiana, discribed as follows:

Beginning at the Southwest center of the Southeast Quarter of said Scientin 2, and corner bring marked by a mag at with which was a series of the state of the st acres, more or less.

SURVEYOR'S CERTIFICATE

This plat consists of one Lot & one Block, designated as Lot 1 & Block A, together with easements as shown hereon. The size of the Lot and widths of easements are shown in figures denoting feet and decimal purts thereof.

Cross-reference is bereby made to a survey plut depicting the boundaries of the Plat recorded us Instrument Number 2018-021119 filed in Plat File E, Page 224AB in the Office of the Recorder of Johnson County, Indiana.

I, the andersigned, hereby centify that I am a registered land surveyer, literated in compliance with the laws of the State of Unions much that the whitin presentes a adolesion of the lands arreyed which the terros-effectueed survey plats, the center has been according to the market of severy by adol surveys on any times that are common with the new subdivision. I further eneity is that he nist and indivision was platted under my direct supervision and control.

Witness my signature this 6th day of November, 2018. Mys.

No. 20500009 * Printed: Tracy L. McGill Professional Surveyor - Indiana No. 20500009

CERTIFICATE OF PLAN COMMISSION DEDICATION AND APPROVAL STATEMENT

This plat is hereby given secondary approval by the City of Greenwood, Johnson County, Indiana, to wit:

SECONDARY APPROVAL is hereby granted by the designated Official for the Greenwood Adritory Plan in Sec. day of NOVEROR 2018. Spring Comments of the Comment

#E IT RESOLVED by the Board of Public Works and Safety, City of Greenwood, Johnson County, telitenieus shown on ved and accepted this Of the of November , 2018.

Levi C. Hower Member Hills & Cabrin - Member ATTEST: LINA OLICE BANK COC.

PART OF THE SECTIONS 2 & 11, T13N, R4E, CITY OF GREENWOOD, JOHNSON COUNTY, INDIANA

CENTER

WORTHSVILLE COMMERCE

DEDICATION CERTIFICATE

In when LAR (LAR TOWN CASE)

The water of the within described real example the by 81, pla and abblivide the amen field or 14 keVeX. (Life to a substitution to a sum reflect of 14 keVeX in secretaries with the within plat. The winds reductions and the shown as the "WORTHSVILLE COMMERCE CENTER", a subdivious in Greenwood, Johnson County, beliature.

In Wings whereoff, the undersigned, have hereuno caused its and their names to be subscribed this $\frac{1}{b}$ duy of $\frac{1}{b}$ december 3018.

MAN THE STILL

County of Marion SS: State of Indiana

Infigure Shipm, the first in and for sale of comparing and state personally superind the execution of the framework personal to the constraint of the framework personal in volume in volume as a sale data and affined their against factors. Winese to had and placed personal as in volume are and data and affined their against factors. Assure placed and powers and affined their against factors. Assure placed and powers and the contract of the con

County of Residence Harri Hol

DEDICATION CENTRICATE

THE ADMINISTRATION OF THE ADMINISTRATION OF

In Wings, whereof, the undersigned, have hereunn caused its and their names to be subscribed this CAS day of Corocae, 2018.

When The

State of Indigna

County of Marion

Heign me, Alexany Public, in and for said County and State, personally appear M. CALCE THE ALEXANDER STATE OF STATES TO STATES OF THE CONNER, submeraliged the temporal of the foregoing increment as its voluntary set and deed and affired in

day of LOVenter, 2018. Winess my hand my Nonmial Seal this 6th day
Nouny Public Chy R. Children
(Printed Name) Chy R. Chy CON

County of Residence Hamilton My Commission expires 11/23/23

* ENTERED FOR TAXATION this Gth of November , 2018. RECORDING DATA

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RECEIVED FOR RECORD this 7—day of NOVEMBEY, 2018 at 12:59.3.32PM and recorded in Plat Book C., Page 34 A4B November RECEIVED FOR RECORD this 9 15 day of Instrument No. 2018 -025077

Gamela G. Burton NES

Received and accepted this 3 day of Novemborrors. (Reforder Of Jackon

Mark Cleptules

STRUCTUREPOINT

SHEET 2 of 2 7260 SHACRELAND STATION INDIANAPC' IS, IN 46256-3957 TEL 317.547.5580. TAX 317.543.0270 www.structurepoint.com JOB # 2018.01839



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R6 / 10-14)

Prescribed by the Department of Local Government Finance

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)

	attendance.	1187	1011
20	PAY	20	
20		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 6-1.1-12.1-5.1.

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.
- 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)
- 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 II	NFORMATION			医不足术 经数据帐 法
Name of taxpayer	d a a					
Futureway Logist	TICS r and street, city, state, and ZIP co					
2346 Lynhurst Dr	rive Suite 407A Indiar					
Name of contact person			Telephone number		E-mail addres	s
Avi Dhaliwahl			(416) 882-1200		avi@futu	rewaylogistics.com
SECTION 2	LOC	ATION AND DESCRIPTION	ON OF PROPOSED PROJ	ECT		
Name of designating body					Resolution nur	mber
Greenwood City C	Council					
Location of property			County		DLGF taxing d	listrict number
Collins/Allen Road			Johnson	to the second se		
	mprovements, redevelopment, or r				Estimated star	t date (month, day, year)
1 o build transportation to	acility 40,000 sf office, wareho	ouse, and maintenance fac	cility.		6/1/2020	
					Estimated com	pletion date (month, day, year)
				W-7-1-5-0-1-5-1-1-5-1-5-1-5-1-5-1-5-1-5-1-5	3/31/202	.2
SECTION 3 Current number	ESTIMATE OF EN		IES AS RESULT OF PROF			
0.00	\$0.00	Number retained	Salaries	Number add	litional	Salaries
CATALOGUE PROGRESSOR AND A RESPONSABLE DESIGNATION	- 1 November - 1	0.00	\$0.00	45.00	Marine states in a second	25Kt675K
SECTION 4	ESTIMA	ATED TOTAL COST AND	VALUE OF PROPOSED F			
		-		_ ESTATE I	MPROVEMEN	
Current values			COST	0.10.000.00	ASS	SESSED VALUE
Plus estimated values of	of proposed project			348,000.00	34,800.00	
Less values of any prop				5,200,000.00	5,200,000.00	
	pon completion of project			0.00	0.00	
SECTION 5		NVERTED AND OTHER R	BENEFITS PROMISED BY		AVED	5,200,000.00
		TVERTED AND OTHER I	DENETTO PROMISED BY	THE TAXE	AYER	
Estimated solid waste of	converted (pounds)		Estimated hazardous was	ste converte	d (pounds)	
Other benefits						
As building gets comp	leted, it will create good pa	aying jobs. Local comm	nunity will benefit in long	term.		
SECTION 6		TAXPAYER CER	RTIFICATION			
	ne representations in this s	statement are true.				
Signature of authorized repres	sentative			T	Date signed (m	onth, day, year)
TIV.	hall				68 1	3/20/9
Printed name of authorized rep	presentative		Title	1		/
			Pire	eter		

Exhibit A - GCC Res. 19-17

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: ☐ Yes ☐ No 1. Redevelopment or rehabilitation of real estate improvements 2. Residentially distressed areas C. The amount of the deduction applicable is limited to \$ D. Other limitations or conditions (specify) ☐ Year 2 ☐ Year 7 Year 1 Year 6 ☐ Year 3 ☐ Year 8 Year 4 Year 9 E. Number of years allowed: Year 5 (* see below) 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.

GREENWOOD REDEVELOPMENT COMMISSION

RESOLUTION NO. 2019-11

A RESOLUTION APPROVING AN APPLICATION FOR PROPERTY TAX DEDUCTIONS FOR CERTAIN REAL PROPERTY LOCATED WITHIN THE WORTHSVILLE ROAD ECONOMIC DEVELOPMENT AREA (Futureway Logistics, LLC)

WHEREAS, the City of Greenwood, Indiana, recognizes the need to stimulate growth and maintain a sound economy within its corporate limits;

WHEREAS, the City of Greenwood Redevelopment Commission ("Commission") further recognizes that it is in the best interest of the City of Greenwood to provide incentives to stimulate investment within the community;

WHEREAS, Ind. Code § 6-1.1-12.1 et. seq. provides for a program of real and personal property tax abatement within "economic revitalization areas" ("ERA") and provides for the adoption of such a program;

WHEREAS, the City of Greenwood Redevelopment Commission ("Commission"), has designated various areas within the City's corporate boundaries as economic development areas ("EDA's") as defined in Ind. Code § 36-7-14 and designated portions of these EDA's as allocation areas as defined in Ind. Code § 36-7-14-39;

WHEREAS, Futureway Logistics, LLC ("Futureway") owns or intends to purchase certain real estate, a complete legal description of which is included in Composite Exhibit A, attached hereto and incorporated herein ("Real Estate"), which is located in an allocation area designated by the Redevelopment Commission;

WHEREAS, Futureway intends to invest approximately \$5,200,000 in the economic development area in real property improvements to construct a 40,000 sq. ft. transportation facility, and which building will create additional employment positions and additional payroll in the City;

WHEREAS, Futureway filed its Statement of Benefits Real Estate Improvements (SB-1 / Real Property), with the City of Greenwood and submitted its Application for Property Tax Abatement, which are attached hereto as part of composite Exhibit A on July 29, 2019;

WHEREAS, the said Futureway site is properly zoned I-1 Industrial use according to the Official Zoning Map of the City of Greenwood;

WHEREAS, the Commission has reviewed Futureway's Statement of Benefits Real Estate Improvements (SB-1 / Real Property) form and been otherwise duly advised in the premise and has determined that it is in the best interests of the City to allow the deductions as described in Composite Exhibit A.

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT COMMISSION OF THE CITY OF GREENWOOD, THAT:

<u>Section 1</u>. The Commission has reviewed the application for Real Estate Property Tax Abatement submitted by Futureway, including the Statement of Benefits for Real Estate and other information brought to its attention and hereby approves the Application. A copy of the Application is hereby attached as <u>Exhibit A</u> and is incorporated herein.

Section 2. This Resolution shall be effective as of its date of adoption.

[Remainder of Page Intentionally Left Blank]

Adopted on the 13th day of Avgust, 2019, by a vote of 5 ayes, 0 nays.

GREENWOOD REDEVELOPMENT COMMISSION

Kevin Hoover, President

ATTEST:

Bryan Harris, Secretary