GREENWOOD COMMON COUNCIL

RESOLUTION NO. 19-20

A RESOLUTION DECLARING CERTAIN PERSONAL PROPERTY FOR TAX ABATEMENT (Quality Custom Distribution Services, Inc.)

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” (“ERAs”) and provides for the adoption of such a program;

WHEREAS, the Greenwood Common Council established on December 4, 2017 by Resolution No. 17-34, an ERA within the City of Greenwood;

WHEREAS, the City of Greenwood Redevelopment Commission (“Commission”), on March 8, 2016, by Resolution No. 2016-04, 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 as amended by Resolution No. 2018-04 adopted February 15, 2018;

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, Quality Custom Distribution Services, Inc. (“Quality Custom Distribution”) is leasing certain real estate from GLA Properties LLC (“GLA”), a complete legal description of which is included in Composite Exhibit A, attached hereto and incorporated herein (“Real Estate”), which is located within the ERA designated in Council Resolution No. 17-34, and is also located in the allocation area designated in Commission Resolution No. 2016-04, as amended;

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

WHEREAS, Quality Custom Distribution intends to invest approximately invest in personal property improvements, approximately $10,530,275 in manufacturing equipment; $600,000 in logistic distribution equipment; and $550,000 within the EDA in IT equipment to store and distribute foods, which investment will create additional employment positions and additional payroll in the City;

WHEREAS, Quality Custom Distribution filed its Statement of Benefits Personal Property (SB-1 / PP) with the City of Greenwood and submitted its Application, copies of which are attached hereto as part of composite Exhibit A, on August 29, 2019;

WHEREAS, the Commission reviewed and approved the Application for Property Tax Abatement (the “Application”) at a public meeting on September 10, 2019 by adoption of Resolution 2019-14, 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, the Greenwood Common Council has reviewed Quality Custom Distribution's Statement of Benefits Personal Property Improvements (SB-1 / PP) form and has 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 GREENWOOD COMMON
COUNCIL THAT:

Section 1. The Real Estate in which the personal property will be installed is found to
be within the ERA established by Common Council Resolution No. 17-34, and is within
Greenwood Common Council’s jurisdiction.

Section 2. The Greenwood Common Council hereby determines that it is in the best
interest of the City to allow the deduction under Ind. Code §6-1.1-12.1-4.5 within the said ERA
based upon the following findings:

(1) The estimate of the cost of the new machinery and equipment is reasonable
for equipment of that type.

(2) The estimate of the number of individuals who will be employed can be
reasonably expected to result from the proposed described distribution machinery
and equipment installation.

(3) The estimate of the annual salaries of the individuals who will be employed
can be reasonably expected to result from the proposed described distribution
machinery and equipment installation.

(4) The number of individual opportunities for employment, both temporary
and permanent, and the compensation to be paid to employees, along with the value
of the improvements, 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 distribution machinery and equipment installation.

(5) The totality of benefits is sufficient to justify the deductions.

Section 3. Quality Custom Distribution shall be entitled to the deductions provided by
Ind. Code § 6-1.1-12.1-4.5 for a period of five (5) years with respect to the Machinery and
Equipment as contemplated by and reflected in Composite Exhibit A according to the following
schedule:

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

Section 4. In partial consideration of the value of the property tax deductions granted
to Quality Custom Distribution by the City, Quality Custom Distribution hereby agrees and
commits to not file any personal property tax assessment appeal, review, or other challenge
(“Appeal”) of the personal property tax assessments made for the Personal Property during the
time periods for which personal property tax deductions are authorized under this Resolution,
unless the Personal Property return is modified by the Assessor or Auditor from the original filing.
In the event Quality Custom Distribution desires to file such an Appeal, Quality Custom
Distribution shall provide the City with a copy of the Appeal no later than the date it 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.

Section 5. The Statements of Benefits Personal Property (SB -1 /PP) submitted by
Quality Custom Distribution is hereby approved.

Section 6. In the event that the ERA designation should terminate, this termination
does not limit the period of time the applicant or successor owner is entitled to receive a partial
abatement of property taxes relative to equipment installation activities completed before the date
the ERA designation is terminated.

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Adopted by the Common Council of Greenwood, Indiana, this 21st day of October, 2019.

Michael Campbell, President
Greenwood Common Council

FOR:

Linda S. Gibson
Ezra J. Hill
Bruce Armstrong
Ronald Bates
J. David Hopper
David Lekse
Michael Campbell
Robert Dine
Andrew K. Foster

AGAINST:

ATTEST:

Jeannine Myers, Clerk

The foregoing Resolution passed by the Common Council of the City of Greenwood, Indiana, on the 21st day of October, 2019, is presented by me this 21st day of October, 2019, at 10:00 a.m. to the Mayor of the City of Greenwood.

Jeannine Myers, Clerk

The foregoing Resolution passed by the Common Council of the City of Greenwood, Indiana, on the 21st day of October, 2019, is signed and approved by me this 21st day of October, 2019, at 10:00 a.m. to the Mayor of the City of Greenwood.

MARK W. MYERS, Mayor of the City of Greenwood, Indiana