RESOLUTION NO. 2020-12__
OF ZIONSVILLE, INDIANA

A RESOLUTION DECLARING AN ECONOMIC REVITALIZATION AREA AND APPROVING APPLICATIONS FOR TAX ABATEMENT

MWI ANIMAL HEALTH

WHEREAS, the Town of Zionsville, Indiana (the "Town") has been advised of a proposed revitalization program which includes the installation of new logistical distribution equipment and information technology equipment located in the Town at 5190 South State Road 267, as more particularly described in the map and including the parcel identified in Exhibit A attached hereto (the "Area"); and

WHEREAS, the Town has thoroughly studied and been advised by MWI Animal Health ("MWI Animal Health") of a new project which includes to relocation of MWI Animal Health to the Area and installation of new logistical distribution equipment and information technology equipment of approximately $5,800,000 (the "Project"), as more particularly described in and hereinafter defined as the MWI Animal Health Application; and

WHEREAS, the Town has received from MWI Animal Health for (i) an Application for Personal Property Tax Abatement, including a Statement of Benefits Personal Property, attached hereto as Exhibit B and incorporated herein by reference (the "MWI Animal Health Application") and (ii) a request that the Town confirm the designation of the Area as an economic revitalization area pursuant to Indiana Code § 6-1.1-12.1, as amended (the "Act"); and

WHEREAS, the Act has been enacted to allow for the creation of "economic revitalization areas" and to provide all of the rights, powers, privileges and immunities that may be exercised by this Town in an economic revitalization area, subject to the conditions set forth in the Act; and

WHEREAS, MWI Animal Health anticipates a significant investment of new logistical distribution equipment and information technology equipment tangible in the Area, and has submitted the MWI Animal Health Application to the Town Council in connection therewith; and

WHEREAS, the Town previously determined in 2019 and hereby confirms that it continues to find that the Area is an area that 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 and prevented normal development and use of the property and that the continued designation of the Area as an economic revitalization area would enhance the opportunity for the creation of new jobs and the protection of the current employment; and

WHEREAS, the Town has reviewed the information brought to its attention, including the MWI Animal Health Application, and hereby determines that it is in the best interest of the Town to continue to designate the Area as an economic revitalization area pursuant to the Act; and

WHEREAS, the Town Council finds that the purposes of the Act are served by allowing MWI Animal Health a personal property tax deduction for the Project for a period of ten (10) years pursuant to the Act;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF ZIONSVILLE, INDIANA, as follows:

1. The Area was previously declared and is hereby confirmed an "economic revitalization area" under Section 2.5 of the Act, subject to a public hearing, the adoption of a confirmatory resolution by the Town Council and other requirements of the Act.

2. In accordance with Sections and 2.5 and 4.5 of the Act, the Town Council hereby determines that MWI Animal Health shall be entitled to a personal property tax deduction for the Project, to be provided pursuant to Section 4.5 of the Act, for a period often (10) years with respect to qualify the new logistical distribution equipment and information technology equipment as contemplated by and reflected in the MWI Animal Health Application as filed with the Town Council, with such abatement to be in accordance with the following schedule:

Year	% of Assessed Value Exempt from Real Property Taxes
1	100%
2	90%
3	80%
4	70%
5	60%
6	50%
7	40%
8	30%
9	20%
10	10%

3. The Director of the Department of Finance and Records of the Town is hereby authorized and directed to make all filings necessary or desirable with the Boone County Assessor, to publish all notices required by the Act, and to take all other necessary actions to carry out the purposes and intent of this Declaratory Resolution and to ensure that the Area continues to be classified as an economic revitalization area.

4. The Director of the Department of Finance and Records of the Town is further authorized and directed to file this Declaratory Resolution, together with any supporting data, to each of the officers of each taxing unit that has authority to levy property taxes in the geographic area where the Area, including the Project site, is located, as provided in the Act.

5. This Declaratory Resolution shall be submitted to a public hearing to be convened by the Town Council, where the Town Council will receive and hear all remonstrances and objections as provided by the Act.

6. As previously determined, the Area shall cease to be designated an economic revitalization area on January 1, 2038, but until such time, the Area will be designated an economic revitalization area for all purposes under the Act, including without limitation Sections 3, 4.5 and 4.8 of the Act.

7. The Town Council hereby makes the following affirmative findings pursuant to Section 4.5 of the Act in regards to the MWI Animal Health Application:

a. the estimate of the value of the new logistical distribution equipment and information technology equipment is reasonable for projects of that nature;

b. the estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected from the installation of the new logistical distribution equipment and information technology equipment;

c. the estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected from the installation of the new logistical distribution equipment and information technology equipment is reasonable; and

d. the totality of benefits is sufficient to justify the deduction.

8. As an inducement for MWI Animal Health to invest in the Area, the MWI Animal Health Application is hereby approved effective upon confirmation of this Declaratory Resolution as required by the Act.

9. The provisions of this Declaratory Resolution shall be subject in all respects to the Act and any amendments thereto.

10. This Declaratory Resolution shall take effect upon its adoption.

DULY PASSED AND ADOPTED this 8th day of September, 2020, by the Town Council of the Town of Zionsville, Boone County, Indiana; having been passed by a vote of 7 in favor and 0 opposed.

TOWN COUNCIL OF THE TOWN OF ZIONSVILLE, BOONE COUNTY, INDIANA

	YEA Signature	**NAY** Signature
Josh Garrett, President		
Bryan Taylor, Vice-President		
Alexander Choi, Member		
Brad Burk, Member		
Jason Plunkett, Member		
Craig Melton, Member		
Joe Culp, Member		

I hereby certify that the forming Ordinance was delivered to Town of Zionsville Mayor Emily Styron on the 10 day of Sept, 2020, at 9:00 a.m.

ATTEST: ______________________
Amelia Anne Lacy
Municipal Relations Coordinator

MAYOR'S APPROVAL

____
Emily Styron, Mayor

Date: 9/10/2020

MAYOR'S VETO

____
Emily Styron, Mayor

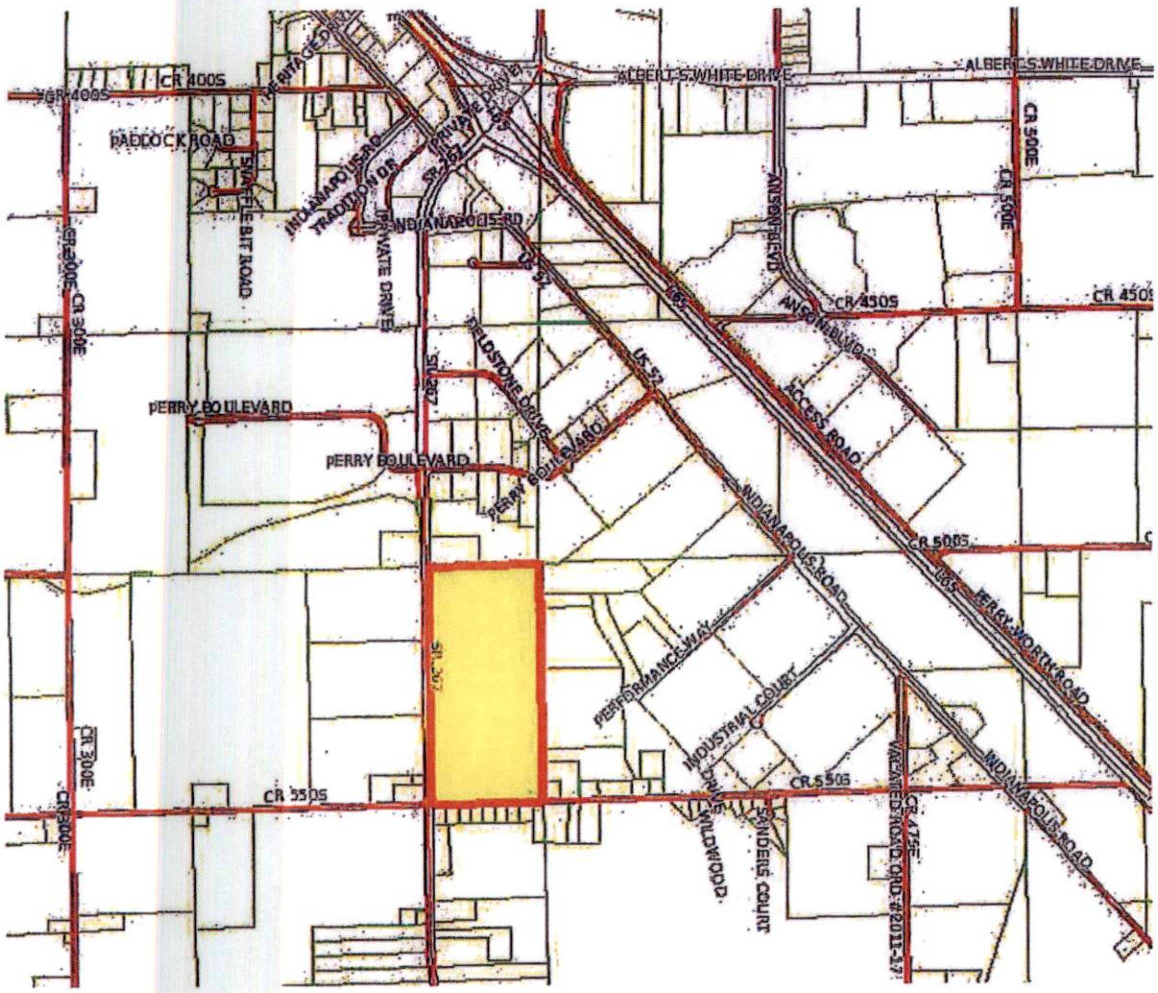
Date: ______________________

EXHIBIT A

*Map of the Area and Parcel in the Area**

EXHIBIT A

Map of the Area and Parcel in the Area*



* The Area is shaded in yellow on the above map.

The Area includes the following parcel number: 008-01830-01

EXHIBIT B

MWI Animal Health Application
(including Statement of Benefits Personal Property)

Location (Site identifier)

Lot Number / Address (if site is identified): 5025 S SR 267, Lebanon, IN 46052

Acreage needed / preferred location (if site is not identified): N/A - Would lease building at this location.

Unique infrastructure needs (does operation use/need access to a significant amount of water, electric, gas, fiber, ...):

No unique needs identified at this time.

Investment

Intended initial investment (at opening), real property: ____________

Intended initial investment (at opening), personal property: $5,800,000

Real property, additional investment over 10 years (from open): ____________

Personal property, additional investment over 10 years (from open): To Be Determined

Building / improvement details

Size of building (gross): 146,000 SF

Height of building: 36'

Number of floors: 1 + Mezzanine

Number of loading docks: 16

Size of warehouse component: (if applicable): 134,000 SF

Size of office component: (if applicable): 12,000 SF

Size of showroom/ retail component (if applicable): N/A

Operation

Is this a start-up of a new operation? No

Is this a relocation of an existing operation? Yes

If relocation, what is current location? 3890 Perry Blvd., Whitestown, IN 46075

If consolidating, what are the additional locations? N/A

Number of employees, at opening: 125

Anticipated average wages: $17.90

Number of new employees anticipated on 10 year horizon: 51

Anticipated customers / visitor trips to the building, per week: 5-10 Per Week

Intended occupancy date: Q4 2020 for equipment with personnel in January 2021

STATEMENT OF BENEFITS
PERSONAL PROPERTY
State Form 51764 (R4 / 11-15)
Prescribed by the Department of Local Government Finance

FORM SB-1 / PP

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

1. *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 a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction.*
2. *The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the installation of qualifying abatable equipment for which the person desires to claim a deduction.*
3. *To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated or with the county assessor if there is no township assessor for the township. The 103-ERA must be filed between January 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between January 1 and the extended due date of that year.*
4. *Property owners whose Statement of Benefits was approved, must submit Form CF-1/PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)*
5. *For a Form SB-1/PP 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/PP 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: Midwest Animal Health	Name of contact person: Tom Wakefield
Address of taxpayer (*number and street, city, state, and ZIP code*): 5025 SR 267 Lebanon, IN 46052	Telephone number: (317) 769.7771

SECTION 2 — LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body: Zionsville Town Council		Resolution number (s):
Location of property: 5025 SR 267 Whitestown, IN 46075	County: Boone County	DLGF taxing district number: 008 Perry/Zionsville Rural

Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. (*Use additional sheets if necessary.*)

Machinery & equipment associated with warehouse distribution logistics and associated IT/Computer equipment to support operations.

	ESTIMATED START DATE	ESTIMATED COMPLETION DATE
Manufacturing Equipment		
R & D Equipment		
Logist Dist Equipment	10/01/2020	12/31/2021
IT Equipment	10/01/2020	12/31/2021

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

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
		125 new to Zionsville	$4,651,400	51	$2,054,769

SECTION 4 — ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current values								
Plus estimated values of proposed project					4,500,000		1,300,000	
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*) 0 Estimated hazardous waste converted (*pounds*) 0

Other benefits:
Adds a well known company to the community, known for being a good corporate citizen

SECTION 6 — TAXPAYER CERTIFICATION

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

Signature of authorized representative: [signature]	Date signed (*month, day, year*): 8-31-2020
Printed name of authorized representative: Thomas Wakefield	Title: Director, Operations

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

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 ______________________________. *NOTE: This question addresses whether the resolution contains an expiration date for the designated area.*

B. The type of deduction that is allowed in the designated area is limited to:

1. Installation of new manufacturing equipment; ☐ Yes ☐ No
2. Installation of new research and development equipment; ☐ Yes ☐ No
3. Installation of new logistical distribution equipment. ☐ Yes ☐ No
4. Installation of new information technology equipment; ☐ Yes ☐ No

☐ Enhanced Abatement per IC 6-1.1-12.1-18 *Check box if an enhanced abatement was approved for one or more of these types.*

C. The amount of deduction applicable to new manufacturing equipment is limited to $ ________________ cost with an assessed value of $ __________________. *(One or both lines may be filled out to establish a limit, if desired.)*

D. The amount of deduction applicable to new research and development equipment is limited to $ ________________ cost with an assessed value of $ __________________. *(One or both lines may be filled out to establish a limit, if desired.)*

E. The amount of deduction applicable to new logistical distribution equipment is limited to $ ________________ cost with an assessed value of $ __________________. *(One or both lines may be filled out to establish a limit, if desired.)*

F. The amount of deduction applicable to new information technology equipment is limited to $ ________________ cost with an assessed value of $ __________________. *(One or both lines may be filled out to establish a limit, if desired.)*

G. Other limitations or conditions *(specify)*____

H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction is allowed for:

☐ Year 1 ☐ Year 2 ☐ Year 3 ☐ Year 4 ☐ Year 5
☐ Year 6 ☐ Year 7 ☐ Year 8 ☐ Year 9 ☐ Year 10

☐ Enhanced Abatement per IC 6-1.1-12.1-18
Number of years approved: ___________
(Enter one to twenty (1-20) years; may not exceed twenty (20) years.)

I. 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.

Also we have 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 by: *(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.

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.