

HENDRICKS COUNTY COUNCIL

RESOLUTION NO. 2022-51

RESOLUTION SETTING FORTH FINAL ACTION IN DETERMINING THAT THE QUALIFICATIONS FOR AN ECONOMIC REVITALIZATION AREA HAVE BEEN MET AND CONFIRMING RESOLUTION NO. 2022-50 OF NOVEMBER 1, 2022

WHEREAS, the Hendricks County Council of Hendricks County, Indiana adopted a Tax Abatement Procedures Ordinance on October 7, 1997; and

WHEREAS, pursuant to said Tax Abatement Procedures Ordinance, DHL Supply Chain. has filed with the Hendricks County Auditor an "Application for Designation of Economic Revitalization" on October 4, 2022; and

WHEREAS, at a duly constituted meeting of the Hendricks County Council held on November 1, 2022 said County Council reviewed and approved said Application and declared certain real estate within Hendricks County, Indiana, to be an "Economic Revitalization Area" pursuant to the specifications of Resolution No. 97-37 adopted and approved that date; and

WHEREAS, pursuant to I.C.6-1,1-12,1-1 et seq. the County Council of Hendricks County, Indiana has properly published "Notice of Public Hearing Regarding Designation of Area as Economic Revitalization Area" and

WHEREAS no remonstrances, written or oral, have been filed with regard to Resolution No. 2022-51 stating opposition, of any type or character, to said Resolution, or the designation of the real estate described therein as an "Economic Revitalization Area"; and


NOW THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF HENDRICKS COUNTY, INDIANA, AS FOLLOWS:

1. **Final Action.** After legally required public notice, and after public hearing pursuant to such notice the County Council of Hendricks County, Indiana, hereby takes "final action" as that phrase is defined in IC 6-1.1-12.1-1 et seq. with regard to the foretasted Application of DHL Supply Chain and the adoption of Resolution No. 2022-50 on November 1, 2022.
2. **Confirmation of Resolution No 2022-51.** It is hereby declared by County Council of Hendricks County, Indiana that Resolution No 2022-50, adopted on November 1st 2022 is amended to reflect the revised Exhibit C attached herein and in all other respects hereby confirmed, and it is hereby stated that the qualifications for an economic revitalization area have been met by DHL Supply Chain as to the real estate described in Exhibit A of Resolution No. 2022-50 and personal property tax abatement is approved in accordance with the percentages shown for abatement on the attached Exhibit A are approved.
3. **Effective Date.** This Resolution shall be effective immediately upon its passage, subject to any right of appeal as provided by State Law.

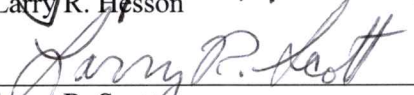
Adopted by the County Council of Hendricks County, Indiana this 20th day of December 2022.

AYE


Caleb Brown



David Cox


Larry R. Hesson

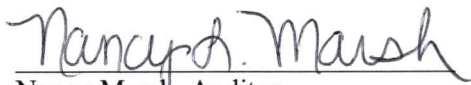

Larry R. Scott


Eric Wathen


Brad Whicker


David Wyeth

Attest:


Nancy Marsh, Auditor

NAY

Caleb Brown

David Cox

Larry R. Hesson

Larry R. Scott

Eric Wathen

Brad Whicker

David Wyeth

EXHIBIT A

Legal Description

OT 3 OF FIRST REPLAT OF HENDRICKS GATEWAY PARK, BEING PART OF THE NORTHEAST AND SOUTHEAST
QUARTERS OF SECTION 35 AND PART OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 36,
TOWNSHIP 14 NORTH, RANGE 1 WEST, LIBERTY TOWNSHIP, PLAT THEREOF WHICH RECORDED DECEMBER 03,
2021 AS INSTRUMENT NO. 202139787, PLAT CABINET 8, SLIDE 380 AND PAGE 2AB, IN THE OFFICE OF THE COUNTY
RECORDER OF HENDRICKS COUNTY, INDIANA.

EXHIBIT B

PERSONAL PROPERTY ABATEMENT SCHEDULE DHL SUPPLY CHAIN										
Personal Property Abatement is a declining percentage of the increase in assessed value of the NEWLY installed manufacturing equipment based on the following time periods and percentages by a local governing body.										
	1 YEAR	2 YEAR	3 YEAR	4 YEAR	5 YEAR	6 YEAR	7 YEAR	8 YEAR	9 YEAR	10 YEAR
1st YEAR	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
2nd YEAR	0%	50%	66%	75%	80%	85%	85%	88%	88%	90%
3rd YEAR	0%	0%	33%	50%	60%	66%	71%	75%	77%	80%
4th YEAR	0%	0%	0%	25%	40%	50%	57%	63%	66%	70%
5th YEAR	0%	0%	0%	0%	20%	34%	43%	50%	55%	60%
6th YEAR	0%	0%	0%	0%	0%	25%	29%	38%	44%	50%
7th YEAR	0%	0%	0%	0%	0%	0%	14%	25%	33%	40%
8th YEAR	0%	0%	0%	0%	0%	0%	0%	13%	22%	30%
9th YEAR	0%	0%	0%	0%	0%	0%	0%	0%	11%	20%
10th YEAR	0%	0%	0%	0%	0%	0%	0%	0%	0%	10%
10 YEAR AVERAGE	10.00 %	15.00 %	19.90 %	25.00 %	30.00 %	36.00 %	39.90 %	45.20 %	49.60 %	55.00 %

[Type here]

EXHIBIT C

HENDRICKS COUNTY, INDIANA APPLICATION FOR DESIGNATION OF ECONOMIC REVITALIZATION AREA

This application is to be completed and signed by the owner of the property on which development, rehabilitation, and/or installation of new manufacturing equipment is to occur. The completed application, a completed Statement of Benefits Form (SB-1 Real or SB-1 Personal Property) and a \$250 filing fee (made payable to the Hendricks County Treasurer) must be submitted to the Hendricks County Auditor.

Application is for: (Check one or both)

	Improvements to Real Property (Structures)
X	New Manufacturing Equipment (Personal Property)

APPLICANT INFORMATION

1. Owner of Real Property*:

Name:	HENDRICKS GATEWAY PARK III, LLC
Address:	1230 Peachtree St. NE Ste 3560
City/State:	Atlanta, GA 30309
Telephone:	N/A
Email:	N/A

**Per Assessor site. DHL to be leasing existing facility.*

2. Owner of Personal Property:

Name:	Exel Inc. d/b/a DHL Supply Chain (USA) ("DHL")
Address:	360 Westar Boulevard
City/State:	Westerville, OH 43082
Telephone:	614-865-8912
Email:	Karmin.mcwilliams@dhl.com

3. Person(s) intending to lease or having option to purchase the real or personal property:

Name:	Exel Inc. d/b/a DHL Supply Chain (USA) ("DHL")
Address:	360 Westar Boulevard
City/State:	Westerville, OH 43082
Telephone:	614-865-8912
Email:	Karmin.mcwilliams@dhl.com

4. Brief Description of Business:

DHL Supply Chain is the world's largest contract logistics specialist, creating a competitive advantage through customized logistics solutions based on globally standardized warehousing, transportation and integrated service components.

5. If the business is publicly held, list the name of the corporate parent and the name under which the corporation is filed with the Securities and Exchange Commission:

N/A

[Type here]

PROPERTY INFORMATION

6. Address of property to be considered for designation as an economic revitalization area (attach a map and/or plat of property).

Address of Property:	1772 Gateway Point, Clayton, IN 46118

7. Legal Description of Property:

LOT 3 OF FIRST REPLAT OF HENDRICKS GATEWAY PARK, BEING PART OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 35 AND PART OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 1 WEST, LIBERTY TOWNSHIP, PLAT THEREOF WHICH RECORDED DECEMBER 03, 2021 AS INSTRUMENT NO. 202139787, PLAT CABINET 8, SLIDE 380 AND PAGE 2AB, IN THE OFFICE OF THE COUNTY RECORDER OF HENDRICKS COUNTY, INDIANA.

8. Complete State Parcel Number (14 characters) for each parcel to be considered for designation as an economic revitalization area:

32-14-35-412-001.000-013	

9. Township in which property is located:

Liberty Township

10. Current use of property:

N/A

11. Current zoning of property:

PB

12. Will a zoning change be necessary?

Yes	
No	X

13. Is the Property Located in a Tax Allocation Area (TIF) as defined by IC 36-7-14-39

Yes	Name of TIF District:
No	X

14. Current Assessed Value BEFORE rehabilitation, redevelopment, economic revitalization of improvement:

Assessed Value of Land	\$2,719,400
Assessed Value of Improvement	\$0.00

[Type here]

15. **Property Taxes Paid at the location during the previous five (5) years, whether paid by the current owner or a previous owner: N/A**

Year (Example 2021 Pay 2022)	Real Property Taxes (Land & Improvements)	Personal Property Taxes

16. **Description of proposed project including information about physical improvements to be made or new manufacturing equipment to be installed, amount of land to be used, proposed of improvements and a general statement as to the value of the project improvements to the business:**

For this new project, DHL would provide 3PL services to its customer, a US headquartered consumer company distributing its products to customers worldwide. The facility would help support outbound distribution to the customer's retail and eCommerce channels. Activities will include inbound receipt and sorting utilizing full pallet and hand stacked loads, putaway to racking and smaller bin locations and picking both case and pallet units. The facility will also support packaging/kitting the customer's inventory, and include a small returns component. DHL will be leasing this facility and is looking to invest approximately \$10.9M in personal property at the facility.

17. **Estimated cost of improvements:**

Structural Improvements	\$0
New Manufacturing Equipment	\$10,898,530

18. **Estimate the after-rehabilitation market value of real property:** **\$ N/A**

19. **Estimate the market value of the new manufacturing equipment after installation:**

Personal Property Market Value	\$10,898,530
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20. **Expected date to begin project improvements:** **01/2023**

21. **Projected date of project completion:** **12/2024**

22. **Current number of jobs at location:**

Permanent Full-Time	0	Average Annual Salary	N/A
Permanent Part-Time	0	Average Annual Salary	N/A

23. **Jobs to be created at location within one year as a result of project:**

Permanent Full-Time	141	Average Annual Salary	\$46,511.91
Permanent Part-Time	0	Average Annual Salary	N/A

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24. Will current jobs be impacted by the new project:

Yes	If yes, please describe:
No	X

25. Has a building permit been issued for Real Property improvements? N/A

Yes	
No	

26. Has new manufacturing equipment (Personal Property) been installed?

Yes	
No	X

27. Describe the actual or anticipated public financing for the project:

N/A

28. For Real Property Tax Abatement, describe how the property has become undesirable for or impossible or normal development and occupancy because of lack of development, cessation growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings or other factors which have been impaired values and prevent a normal development of the property or property use:

N/A

29. For Personal Property Tax Abatement, describe why the manufacturing equipment to be replaced or the facility in which new equipment will be added is technologically, economically, or energy obsolete and why that obsolescence may lead to a decline in employment and tax revenue. Provide verification that the new manufacturing equipment will be used in direct production, manufacture, fabrication, assembly, extraction, mining, processing, refining, or refinishing of other tangible personal property.

Logistical distribution equipment will be installed at the facility to support outbound distribution to our customer's eCommerce and retail channels. Equipment includes material handling equipment, office furniture & equipment, WMS system, racking, conveyers, bin shelves, pick carts, pack stations, and production line.

30. Has the new manufacturing equipment (Personal Property) been used before by its owner for any purpose in Indiana?

Yes	
No	X

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31. The Standard Industrial Classification Manual major group within which the proposed project would be classified, by number and description:

Number	4225
Description	General Warehousing and Storage

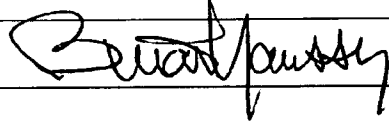
32. The Internal Revenue Service Code of principal business activity by which the proposed project would be classified, by number and description:

Number	493110
Description	General Warehousing and Storage

33. The following person should be contacted regarding notice of Council meetings and public hearings concerning this petition:

Name:	Karmin McWilliams
Address:	360 Westar Blvd.
City/State:	Westerville, OH 43082
Telephone:	614-865-8912-
Email:	karmin.mcwilliams@dhl.com

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 Hendricks County Auditor at 355 South Washington Street #220, Danville, IN 46122 or nmarsh@co.hendricks.in.us. I hereby certify that the information and representations of this application are true and complete.

Business Name:	Exel Inc. d/b/a DHL Supply Chain (USA)		
Name of Owner:	Brian Yaussy - Sr. Director Corporate Tax, US	Signature:	
Name of Owner		Signature	
Date: 11/9/2022			

1772 Gateway Point, Clayton, IN 46118

DHL Equipment	Capital Amount
Electric Sweeper / Scrub	\$ 20,000
Lithium Charging Area	\$ 34,177
Semi-automated Stretchwrapper	\$ 39,947
Manual Pallet Jack	\$ 2,889
Picking Carts	\$ 21,400
Totes	\$ 62,947
Pack Station w/ Shelving	\$ 78,324
StockChaser cart w/ rack for bins	\$ 8,186
Floor Scale	\$ 3,210
Mobile Carts	\$ 2,400
Baler	\$ 16,782
Cubiscan	\$ 15,000
Returns Pack Stations	\$ 4,237
Office & Breakroom Furniture	\$ 178,799
Office & Breakroom Equipment	\$ 11,620
Locus WMS	\$ 2,514,499
Pallet Racking	\$ 3,200,000
Decked Racking	\$ 312,800
Transport Conveyor	\$ 802,500
Bin Shelf for Locus	\$ 785,059
Tube Fans	\$ 107,000
Hazardous materials space	\$ 25,000
Guard Rail	\$ 44,234
Security	\$ 421,700
Production Line	\$ 2,185,820
Total	\$ 10,898,530