



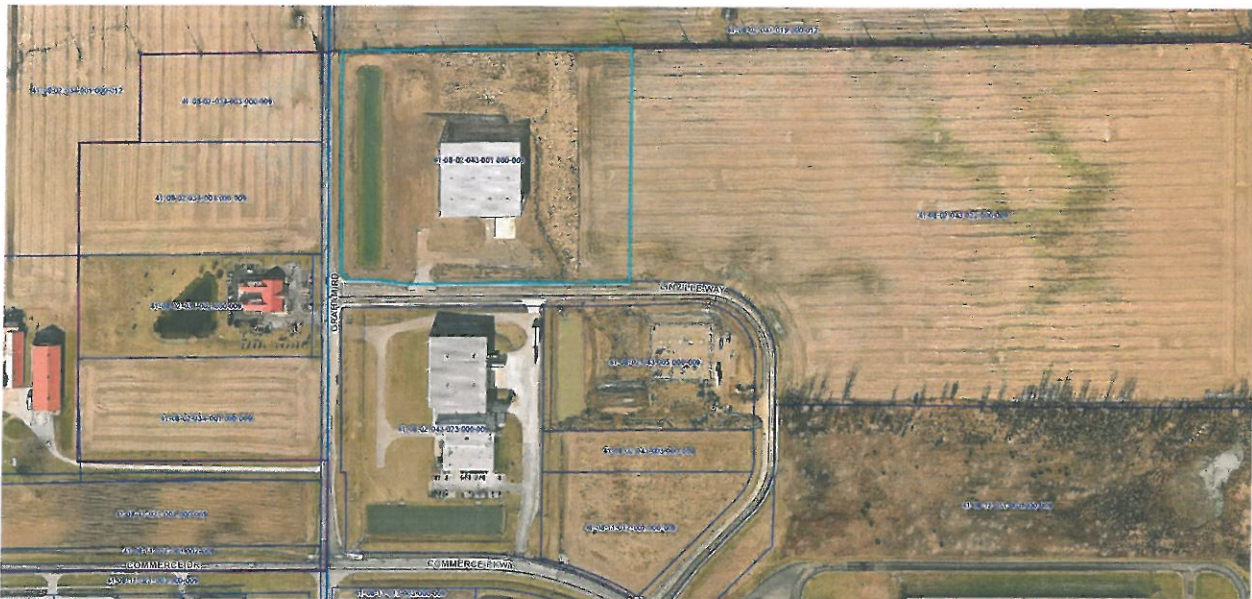
CITY OF FRANKLIN
DEPARTMENT OF COMMUNITY DEVELOPMENT

Staff Report

To: Economic Development Commission Members
From: Dana Monson, Community Development Specialist
Date: February 9, 2021
Re: Case EDC 2021-04– G & H Wire/Patch Development

Case EDC 2021-04 – G & H Wire/Patch Development: A request for a 10-year tax abatement on \$3,800,000 in real property investment and a 10-year alternative tax abatement on \$1,165,000 in personal property investment for the build out of their new location. This property is the shell building built as a public/private partnership between the city of Franklin RDC and Runnebohm Construction.

Location: 40 Linville Way, Franklin, IN. 46131



Summary:

- Characteristics of this location:
This is the current shell building sitting on 13 acres in the Franklin Business Park.
- Characteristics of this petitioner:
G & H Wire Company was founded in 1975 and currently resides in Franklin at 2900 Graham Road. The company is a leading provider of clinical solutions for the orthodontic community serving customers in nearly 100 countries. The company manufactures a full line of orthodontic products.

3. Characteristics of this project:

The company will move from its current location to this larger facility allowing for more growth and an increase in employment. They currently employ 134 with an average of \$23.00 an hour and will add an additional 116 with an average hourly wage of \$25.00 an hour.

4. Economic Revitalization Area (ERA):

The property is located in a current ERA designated with resolutions 201-04/05.

5. ERA & Tax Abatements Findings (Real Property):

Indiana Code Section 6-1.1-12.1-3 states that the following findings must be made when considering an ERA designation and the granting of a tax abatement for real property:

- a. Whether the estimate of the value of the development or rehabilitation is reasonable for projects of that nature;
- b. Whether the estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed redevelopment or rehabilitation;
- c. Whether the estimate of annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed redevelopment or rehabilitation;
- d. Whether any other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed redevelopment or rehabilitation; and
- e. Whether the totality of the benefits is sufficient to justify the tax abatement.

6. ERA & Tax Abatements Findings (Personal Property):

Indiana Code Section 6-1.1-12.1-4.5 states that the following findings must be made when considering an ERA designation and the granting of tax abatement for personal property:

- a. Whether the estimate of the cost of new manufacturing equipment is reasonable for equipment of that type;
- b. Whether the estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the installation of new manufacturing equipment;
- c. Whether the estimate of annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the installation of the new manufacturing equipment;
- d. Whether any other benefits about which information was requested are benefits that can be reasonably expected to result from the installation of the new manufacturing equipment; and
- e. Whether the totality of the benefits is sufficient to justify the tax abatement.

7. City of Franklin "Tax Abatement Policy" criteria:

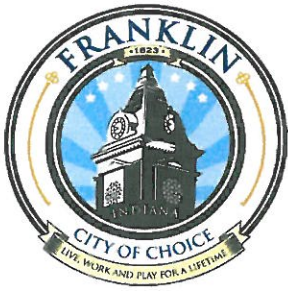
The "Tax Abatement Policy" section of the *City of Franklin Community Investment Incentives Summary* states that the Economic Development Commission shall use certain criteria when considering a request for tax abatement. A comparison of those criteria and this request follows:

- a. *Diversification of Local Occupations*: This project will retain a current Franklin company and the jobs that are located at the current plant. While this does not increase the diversification, it does maintain the current level of diverse jobs in the city.
 - b. *Diversification of Local Employment*: The project will add 116 new jobs as well as retain the current number of employees. This location will also enable the company to increase production which could positively impact the number of new jobs at a later date.
 - c. *Increase in Local Salaries*: The average wage for all industries in Johnson County for 2019 was \$19.09. The average hourly wage in Johnson County for Low/moderate wage is \$12.95 per hour. G & H Wire will pay an average of \$25.00 per hour, above the county average wage.
 - d. *Sustainable Land Use*: This project conforms with the intended use of this property and the purpose of the construction of the shell building.
 - e. *Future Community Investment*: The applicant should share with the EDC their plans for future community investment and they have indicated they are agreeable to the Economic Development Fee of 2% for real property and 5% for personal.
8. *Conformance with the Comprehensive Plan*: The Comprehensive Plan - Future Land Use Plan identifies this property as Industrial Light. Industrial Light zoning permits the following uses: Industrial Uses • contractor's warehouse/storage facility • dry cleaners (commercial) • light industrial assembly & distribution • light industrial processing and distribution • mini-warehouse self-storage facility • research and development facility • warehouse & distribution facility and wholesale facility.
9. Tax Abatement Duration:
The *City of Franklin Community Investment Incentives Summary* provides that longer periods of abatement on real and personal property may be considered for requests of an exceptional nature. The Summary states that development examples of an exceptional nature include projects which:
- a. Create a new plant or product line for an existing manufacturer;
 - b. Creates substantial employment opportunities with higher than average wages;
 - c. Increase substantially property values and the city tax base with minimal impact to city services (police & fire protection, schools, utilities, infrastructure, etc.); and
 - d. Utilize existing public infrastructure (sanitary & storm sewer, roads & streets, drainage facilities, and other utilities).
10. Requested Effective Year:

The petitioner has requested that, if approved, the tax abatement be for the first year taxes are assessed at an increased assessment rate.

Staff Comments:

The Mayor's Office has indicated they are supportive of a tax abatement of 10 years for real property and 10 years for personal property for this project based on the investment amount and the retention of a current Franklin employer. This type of development is what this area was designed to attract and support.



CITY OF FRANKLIN

Community Development DEPARTMENT

Tax Abatement Application

Organization/Corporation	Requesting	Tax	Abatement
Organization/Corporation Name: _____			
G&H Wire Company		Primary	Contact
Name: Michelle Patishall, CFO			
Contact Address: 2900 Graham Rd. Suite D, Franklin, IN 46131			
City: _____ State: _____ Zip: _____			
Phone Number: 317-346-6655			
Email: mpatishall@ghortho.com			
Three possible dates before the EDC meeting to conduct a site visit: _____			
Name of Owner: _____			
Parent Company (If Applicable): _____			

Primary	Contact	for	Yearly	Compliance	Reports
					Name: _____
Ben Worrell					Title: _____
Consultant					Address: _____
201 N. Illinois St. Suite 1000, Indianapolis, IN 46204					City: _____
					State: _____ Zip: _____
Phone Number: 317.562.0407					
Email: bworrell@mcguireponsel.com					

Description	of	Project
Project Location/Address: 40 Linville Way Franklin, IN 46131		
Parcel Number: _____		
Brief Description of Project:		
Relocation and expansion of G&H's US headquarters and manufacturing		

Current Assessed Value (AV) of the Property:

- | | |
|--------------|-----|
| 1. Land | \$0 |
| 2. Building | \$0 |
| 3. Inventory | |
| 4. Equipment | |

Have building permits been applied for (if applicable): Yes ☒ No

Has equipment been installed (if applicable): Yes ☒ No

Required Attachments:

- | | |
|---|--|
| <input type="checkbox"/> Completed SB-1 Form(s) | <input type="checkbox"/> Summary of Benefits (if applicable) |
| <input checked="" type="checkbox"/> Legal Description of the Property | <input type="checkbox"/> Employment Phase-In Schedule |
| <input type="checkbox"/> Company Financial Statement | <input type="checkbox"/> Company Investment Timetable |
| <input type="checkbox"/> Job and Wage Description Information Sheet | <input type="checkbox"/> Compliance Affidavit |

Type of Abatement RequestedReal Property ☒Personal Property ☒Length of Abatement Requested: 10 YearsProject Size (square feet): approx 51,000 sq ft

Size of Site (acres): _____

Type of Building:

Multiple Tenants (leased)

☒ Single Tenant (leased)

Owner Occupied

☒ Corporate Headquarters**Capital Investment**1. Real property capital investment only: \$3.8 million2. Personal property capital investment only: \$1.165 million3. Total capital investment for proposed project: \$4.965 million**Jobs Created and/or Retained**1. Estimated number of full time jobs created by the proposed project: 1162. Estimated number of full time jobs retained as a direct result of the proposed project: 1343. Total number of full time jobs upon project completion: 250**Wages Created and Retained**1. Average hourly wage rate for new jobs (w/o benefits) \$25/hr2. Average hourly wage rate for jobs retained (w/o benefits) \$23/hr

***In addition to answering these questions, please fill out the Job and Wage Description for Tax Abatement Application information sheet and submit it with the application as an attachment.

Please explain why the abatement incentive is necessary to the project: Attach additional sheets as necessary.

G&H and its out-of-state ownership group are evaluating multiple locations for this project. Operating costs, including property taxes, are a major part of this location decision. Tax abatement and other incentives provided by the City are critical to making Franklin a cost-competitive option.

Company InformationHow long has the company been in existence? 40+ years

Current address of company headquarters and duration at that address: _____

2900 Graham Rd. Suite D, Franklin, IN 46131

Approximate percentage of employees at current location who live in the City of Franklin and/or Johnson County:

85%

Have you ever received tax abatement at your current location? Yes No

If yes, when and for what term? _____

What specifically has the company done

to give back to the community:

donated \$100,000+ of KN95 masks to local organizations,
volunteer at franklin college, annual Christmas drive

While acting as a strong advocate for using economic incentives to help applicants expand and/or locate in the community, the City of Franklin also strives to enrich the quality of life for its citizens. To that end, the City embraces the use of voluntary economic development fees as allowed under Indiana law (IC 6-1.1-12.1-14). These fees are directed by the City to local nonprofit organizations to bolster their economic development efforts. The fee can be applied on both real and personal property abatements. The fee is collected annually by the County Treasurer as a special assessment on the tax bill and is distributed by the City to the designated economic development nonprofit organization. Typically, 2% is charged on Real Property and 5% is charged on Personal Property. The fee is a percentage of the abatement received. For example, instead of receiving 100% abatement in the first year, the company receives a 95% abatement, with the 5% difference going to support local economic development. More information can be found on the City's website (www.franklin.in.gov) under the Economic Development tab.

Is the company agreeable to the Economic Development Fee?

☒ Yes

If yes, at what percent(s)?

2% of RP and 5% of PP

**JOB AND WAGE DESCRIPTION
FOR TAX ABATEMENT APPLICATION**

Please provide the following job and wage earning information that is associated with this Tax Abatement Petition (***Please specify all wages in an hourly format without benefits***):

- (1) Company NAICS code: 339114 - Dental Equipment and Supplies Manufacturing
- (2) The total number of jobs current at the site: _____, the number of those jobs that will be retained as a direct result of the proposed investment 134, and the number of new jobs which will be created as a direct result of the proposed investment 116.
- (3) The total number of full-time employees at the site: 134.
- (4) The total number of temporary and/or contract employees currently at the site: 25.
- (5) The average hourly wages for the new jobs: approx. \$25/hr avg.
- (6) Will the new jobs being created begin as temporary and/or contract employees? yes
If yes, please provide an explanation of the typical transition process to full time:
Some new hires may begin as temporary workers. Those that complete a 90-day probation period typically transition to full-time permanent status.

- (7) Number of new and/or retained jobs in: SEE ATTACHED RESPONSE

- (a) Managerial/Professional Specialty Occ.: _____ Average Hourly Wage: _____
- (b) Technical/Sales/Admin. Support Occ.: _____ Average Hourly Wage: _____
- (c) Service Occ.: _____ Average Hourly Wage: _____
- (d) Precision Production/Craft/Repair Occ.: _____ Average Hourly Wage: _____
- (e) Operators/Fabricators/Laborers: _____ Average Hourly Wage: _____

Note: The total number of jobs specified above should correspond with the Statement of Benefits Form SB-1.

- (8) **Attach detailed information on the types of benefits offered for new employees. A description of all possible bonuses and incentives should also be given if provided.**

G&H Wire Company

Jobs Forecast						
	2021	2022	2023	2024	2025	Total
HQ/Office	5	5	2	2	2	16
Production	30	20	20	15	15	100
Total	35	25	22	17	17	116
					Base	134
					Total Projected Headcount	250
					Avg Wage For New Jobs	\$25/hr

Equipment Investment Forecast						
	2021	2022	2023	2024	2025	Total
Production/Whse (incl tooling)	305,000	250,000	200,000	200,000	-	955,000
IT	90,000	30,000	30,000	30,000	30,000	210,000
Total	395,000	280,000	230,000	230,000	30,000	1,165,000

Property Legal Description

Lot Numbered 1, Tract 1 in Linville Business Park Secondary Plat, an addition to the City of Franklin as recorded in Plat Cabinet E, page 320 A, B & C in the Office of the Recorder of Johnson County, Indiana.



STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51764 (R / 1-06)

Prescribed by the Department of Local Government Finance

FORM SB-1 I PP

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1 c) and (d).

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. "Projects" planned or committed to after July 1, 1987, and areas designated after July 1, 1987, require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to installation of the new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment, BEFORE a deduction may be approved
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. The 103-ERA must be filed between March 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 March 1 and the extended due date of that year.
4. Property owners whose Statement of Benefits was approved after June 30, 1991, must submit Form CF-1 / PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
5. The schedules established under IC 6-1.1-12.1-4.5(d) and (e) apply to equipment installed after March 1, 2001. For equipment installed prior to March 2, 2001, the schedules and statutes in effect at the time shall continue to apply. (IC 6-1.1-12.1-4.5(f) and (g))

SECTION 1		TAXPAYER INFORMATION						
Name of taxpayer G&H Wire Company								
Address of taxpayer (number and street, city, state, and ZIP code) 2900 Graham Rd. Suite D, Franklin, IN 46131								
Name of contact person Michelle Patishall, CFO		Telephone number () 317-346-6655						
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT						
Name of designating body City of Franklin, Common Council		Resolution number (s)						
Location of property 40 Linville Way Franklin, IN 46131		County Johnson						
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) manufacturing/tooling/warehouse equipment to expand and modernize production capabilities; IT equipment for production and HQ/office functions		ESTIMATED						
		START DATE	COMPLETION DATE					
		Manufacturing Equipment	2021 2025					
		R & D Equipment						
		Logist Dist Equipment						
IT Equipment	2021 2025							
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT						
Current number	Salaries	Number retained	Salaries					
		134	avg \$22.90 per hour					
			Number additional					
			116					
			Salaries					
			avg \$25 per hour					
SECTION 4		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT						
NOTE: Pursuant to IC 6-1.1-12.1-5.1 d) (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	\$955,000						\$210,000	
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)		Estimated hazardous waste converted (pounds)						
Other benefits:								
SECTION 6		TAXPAYER CERTIFICATION						
I hereby certify that the representations in this statement are true.								
Signature of authorized representative		Title						
		V.P. Operations						
Date signed (month, day, year)		02 Feb 2021						

Charles D. Wamhoff

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 _____.

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

- | | |
|--|--|
| 1. Installation of new manufacturing equipment; | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Installation of new research and development equipment; | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Installation of new logistical distribution equipment. | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 4. Installation of new information technology equipment; | <input type="checkbox"/> Yes <input type="checkbox"/> No |

C. The amount of deduction applicable to new manufacturing equipment is limited to \$ _____ cost with an assessed value of \$ _____.

D. The amount of deduction applicable to new research and development equipment is limited to \$ _____ cost with an assessed value of \$ _____.

E. The amount of deduction applicable to new logistical distribution equipment is limited to \$ _____ cost with an assessed value of \$ _____.

F. The amount of deduction applicable to new information technology equipment is limited to \$ _____ cost with an assessed value of \$ _____.

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 on or after July 1, 2000, is allowed for:

- | | |
|-------------------------------------|--------------------------------------|
| <input type="checkbox"/> 1 year | <input type="checkbox"/> 6 years |
| <input type="checkbox"/> 2 years | <input type="checkbox"/> 7 years |
| <input type="checkbox"/> 3 years | <input type="checkbox"/> 8 years |
| <input type="checkbox"/> 4 years | <input type="checkbox"/> 9 years |
| <input type="checkbox"/> 5 years ** | <input type="checkbox"/> 10 years ** |

** For ERA's established prior to July 1, 2000, only a 5 or 10 year schedule may be deducted.

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: (<i>signature and title of authorized member</i>)	Telephone number ()	Date signed (<i>month, day, year</i>)
Attested by:	Designated body	

* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4.5



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R2 | 1-07)

Prescribed by the Department of Local Government Finance

20 PAY 20

FORM SB-1 / Real Property

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)
☒ Eligible vacant building (IC 6-1.1-12.1-4.8)

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. "Projects" planned or committed to after July 1, 1987, and areas designated after July 1, 1987, require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
- Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, BEFORE a deduction may be approved.
- To obtain a deduction, application Form 322 ERA/RE or Form 322 ERA/VBD, Whichever is applicable, must be filed with the County Auditor by the later of: (1) May 10; or (2) thirty (30) days after the notice of addition to assessed valuation or new assessment is mailed to the property owner at the address shown on the records of the township assessor.
- Property owners whose Statement of Benefits was approved after June 30, 1991, must attach a Form CF-1/Real Property annually to the application to show compliance with the Statement of Benefits. [IC 6-1.1-12.1-5.1(b) and IC 6-1.1-12.1-5.3(j)]
- The schedules established under IC 6-1.1-12.1-4(d) for rehabilitated property and under IC 6-1.1-12.1-4.8(1) for vacant buildings apply to any statement of benefits approved on or after July 1, 2000. The schedules effective prior to July 1, 2000, shall continue to apply to a statement of benefits filed before July 1, 2000.

SECTION 1**TAXPAYER INFORMATION**

Name of taxpayer Patch Linville Way LLC		
Address of taxpayer (number and street, city, state, and ZIP code) 400 Alpha Drive, Westfield, IN 46074		
Name of contact person Andrew Greenwood	Telephone number () 317-412-4298	E-mail address andrew@patch-development.com

SECTION 2**LOCATION AND DESCRIPTION OF PROPOSED PROJECT**

Name of designating body City of Franklin, Common Council		Resolution number
Location of property 40 Linville Way Franklin, IN 46131	County Johnson	DLGF taxing district number
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) paving, landscaping, fire suppression, HVAC/electrical, build out of office space (approx 15,000 sq ft)		Estimated start date (month, day, year) Mar 1, 2021
		Estimated completion date (month, day, year) Dec 31, 2021

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

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
		134	avg \$22.90 per hour	116	avg \$25 per hour

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.	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
	Current values	
	Plus estimated values of proposed project	\$3,800,000
	Less values of any property being replaced	
Net estimated values upon completion of project		

SECTION 5**WASTE CONVERTED AND OTHER BENEFITS PROVIDED BY THE TAXPAYER**

Estimated solid waste converted (pounds) _____	Estimated hazardous waste converted (pounds) _____
Other benefits	

SECTION 6**TAXPAYER CERTIFICATION**

I hereby certify that the representations in this statement are true.		
Signature of authorized representative 	Title General Counsel/VP	Date signed (month, day, year) 1/31/2021

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, 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:
- | | | |
|--|------------------------------|-----------------------------|
| 1. Redevelopment or rehabilitation of real estate improvements | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 2. Residentially distressed areas | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 3. Occupancy of a vacant building | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
- C. The amount of the deduction applicable is limited to \$_____.
- D. Other limitations or conditions (specify) _____
- E. The deduction is allowed for _____ years* (see below).

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)
Attested by (signature and title of attester)	Designated body	

* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.12-12.1-4.

- A. For residentially distressed areas, the deduction period may not exceed five (5) years.
- B. For redevelopment and rehabilitation or real estate improvements:
1. If the Economic Revitalization Area was designated prior to July 1, 2000, the deduction period is limited to three (3), six (6), or ten (10) years.
 2. If the Economic Revitalization Area was designated after June 20, 2000, the deduction period may not exceed ten (10) years.
- C. For vacant buildings, the deduction period may not exceed two (2) years.

EXHIBIT C

Real Property Schedule

40 Linville Way

Parcel Number:

41-08-02-043-001.000-009

Resolution 2021-11

Patch Development

Year	Abatement
1	100%
2	95%
3	80%
4	65%
5	50%
6	40%
7	30%
8	20%
9	10%
10	5%

Personal Property Schedule

Resolution 2021-12

G & H Wire

Year	Abatement
1	100%
2	100%
3	95%
4	85%
5	75%
6	65%
7	55%
8	40%
9	35%
10	30%