

APPLICATION FOR PROPERTY TAX PHASE-IN

This application is to be completed and signed by the owner of the property where property redevelopment or rehabilitation and/or the installation of new equipment is to occur. The designating body reviews this application for designation as an Economic Revitalization Area in accordance with its responsibility under Public Law 69, enacted by the Indiana General Assembly in 1977, and all subsequent amendments made thereafter. The designating body makes no representation as to the effect of a designation granted by it for purposes of any further applications or approvals required under I.C. 6-1.1-12.1, and makes no representation to an applicant concerning the validity of any benefit conferred, also under I.C. 6-1.1-12.1. This document is a public record and may be inspected and copied under I.C. 5-14-3-3.

APPLICATION IS FOR: (check either or both)

- Real Estate Improvements (New Building, Addition, and/or Modification)
- New Equipment (Manufacturing, Research and Development, Logistical Distribution, and/or Information Technology)

There is a non-refundable filing fee of \$500 for either of the categories above or \$750 for both. A fee may also be assessed if the applicant requests a waiver of non-compliance for failure to apply prior to obtaining building permits and/or installing equipment. The filing fee will be used to defray the costs incurred by the Town of Avon in processing the application pursuant to I.C. 6-1.1-12.1-2(h). Please make the check payable to the Clerk-Treasurer and include it with the application, complete the **on-line SB-1 Form, include a printed copy of the completed SB-1, and other Required Attachments set forth on page 7 of this Application.** Please send check, application, and applicable state forms to:

Town of Avon
Attn: *Mr. John Taylor, Director of Economic Development*
6570 E. U.S. Hwy. 36
Avon, IN 46123

CONTACT INFORMATION

1. Taxpayer name for REAL Improvements: _____
Taxpayer name for PERSONAL Improvements: Radial, Inc.
(Please make sure these names match the SB-1 State forms for tax purposes.)
2. Contact person/representative: Annie Baxter
3. Telephone number: 404 326 4153 Fax number: _____
4. Mailing address of contact person: _____
3550 Lenox Road NE
Suite2300
Atlanta, GA 30326
5. E-mail address: annie.baxter@cbre.com
6. Contact Person for Annual Compliance Survey: Annie Baxter
(Telephone & Email): see above

JOB CREATION AND RETENTION

Please be specific on job descriptions by choosing an "Occupation Code" provided in the Occupational Employment Statistics Profiles at http://www.bls.gov/oes/current/oes_stru.htm

Click on the Occupation Group name and find the specific occupation that is being created and/or retained. List your company's wage information.

7. Current **full-time** employment (*Top row is provided as an example only:*)

<i>Occupation</i>	<i>Occupation Code</i>	<i>Number of Jobs</i>	<i>Average Salary</i>	<i>Salary Range</i>
N/A				

8. **Full-Time** jobs to be created as a result of this project (*Top row is provided as an example only:*)

<i>Occupation</i>	<i>Occupation Code</i>	<i>Number of Jobs</i>	<i>Average Salary</i>	<i>Salary Range</i>
Supervisor	51-1011	2	\$52,500	\$44,600 - \$60,375
Senior Manager	11-1021	1	\$105,000	\$89,250 - \$120,750
Manager	51-1011	1	\$77,000	\$65,450 - \$88,550
Wave Planner	43-5061	1	\$31,013	\$26,361 - \$35,665
Superuser	51-9199	1	\$35,148	\$29,876 - \$40,420
Vendor Compliance	43-5061	1	\$52,500	\$44,625 - \$60,375
Inventory Management	43-5071	1	\$63,000	\$53,550 - \$72,450
Maintenance Tech	49-9071	3	\$44,486	\$37,813 - \$51,159
IT Resource	15-1232	1	\$40,752	\$34,639 - \$46,864
E-Time Specialist	43-3051	1	\$40,683	\$34,581 - \$46,785
Account Manager	41-3091	1	\$71,663	\$60,913 - \$82,412
Site Administrator	43-9199	1	\$42,000	\$35,700 - \$48,300
WMS Resource	15-1211	1	\$91,875	\$78,094 - \$105,656
Material Handler	43-5061	50	\$31,200	\$26,520 - \$35,880

9. Other employment

a. Please note any **temporary** positions:

<i>Occupation; Current or Created?</i>	<i>Occupation Code</i>	<i>Number of Jobs</i>	<i>Average Salary</i>	<i>Salary Range</i>

Please note any **part-time** positions:

<i>Occupation; Current or Created?</i>	<i>Occupation Code</i>	<i>Number of Jobs</i>	<i>Average Salary</i>	<i>Salary Range</i>

10. Summation of Questions 7, 8, & 9:

<i>Total Current Employees</i>	<i>Total Current Payroll (\$)</i>	<i>Proposed Total Employees</i>	<i>Proposed Total Payroll (\$)</i>	<i>Total No. of Employees Living in County</i>
0	0	66	\$2,459,592	TBD

11. Provide schedule for when new employee positions are expected to be filled: see attached

12. Check all of the benefits listed below that the company provides to workers who have been employed for 6 months. The company must pay at least 70% of the benefit cost:

- Paid Vacation
- Sick Leave
- Paid Holidays
- 401k/Pension/SEP/Keogh
- Daycare
- Health Insurance
- Life Insurance
- Dental Insurance
- Vision Insurance
- Other (Please list):
- Uniforms
- Employee Training
- Tuition Reimbursement
- ESOP/Profit Sharing

INVESTMENT

13. Please provide the amount invested for each category:

- a. Total cost of real estate improvements: \$8,000,000
- b. Total cost of manufacturing equipment: _____
- c. Total cost of research and development equipment: _____
- d. Total cost of logistical distribution equipment: \$15,000,000
- e. Total cost of information technology equipment: \$2,500,000
- f. Total cost of improvements and equipment: \$25,500,000

BACKGROUND INFORMATION

14. What year was the company founded? 1997
15. What is the company's NAICS code? 493190
16. Indicate the company's business, in general: Radial, Inc. provides omnichannel commerce technologies and operations at 40 locations worldwide. The Company operates fulfillment centers and customer care centers on behalf of retail customers.
- a. Other: _____
17. Description of product or service to be offered at the project site: Radial is planning to establish a 600,000 SF ecommerce fulfillment center which will process and fulfill online orders on behalf of retail customers.
18. For "Office" and "Service" businesses, please indicate the percentage of clients/customers that are located within the Town: n/a
19. Dollar amount of annual sales for each of the last three years: _____
20. List the three largest customers, their locations, and amount of annual gross sales:

<i>Customer</i>	<i>City / State</i>	<i>Annual Gross Sales</i>
n/a		

21. List the three largest material suppliers, their locations, and amount of annual purchases:

<i>Supplier</i>	<i>City / State</i>	<i>Annual Gross Purchases</i>
TBD		

22. Does the company's business include a retail component, meaning that goods or items are sold to the ultimate consumer for the consumer's use or consumption and not to a person for resale? No (If yes, continue below. If no, then skip to question 20)
- a. What percentage of floor space will be utilized for retail activities? _____
- b. What percentage of sales are made to the ultimate consumer as defined above? _____
- c. Provide the amount of sales tax collected in each of the last three years:

- d. What percentage of business is from service calls? n/a

23. Impact on existing businesses:

- a. Will this project be in competition with existing local businesses? no
- b. Will this project complement existing local business? yes
- c. Provide the names of who you consider to be your top three competitors:
Geodis
GXO
DHL

24. On a separate page, please give a detailed description of what the impact on your business will be if the proposed real property improvement **is not** constructed (e.g. loss jobs, contract cancellations, loss of production, change in location, etc.).

GENERAL INFORMATION

25. Property owner(s): Chicago Industrial Investment

26. Address of property: 8838 E County Road 100 S Avon, Indiana 46123

27. Township: Washington Parcel number: 32-10-12-410-001.000-031

Legal description of property is attached: Yes No

36. Will additional public infrastructure/facilities be required? Yes No If Yes, please explain in detail costs/funding source and schedule for construction: _____

37. Projected Construction timeframe:
a. Construction start date: _____
b. Construction completion date: _____

38. Will this project require approval of a rezoning, plat, development plan, annexation, variance, special exception, building permit, or contingent use prior to the issuance of an Improvement Location Permit? Yes No If yes, list: _____

39. Is the Company current on all property, income, and withholding taxes? Yes No
If No, list: _____

40. Will local suppliers and contractors be used in the construction/operation of the proposed project? Yes No If Yes, list: _____

41. Does the proposed project take advantage of any "green" technology to reduce adverse environmental impact? Yes No If Yes, please explain: _____

PERSONAL PROPERTY TAX PHASE-IN

Complete this section **only** if you are requesting a deduction from the assessed value of new manufacturing, research and development, logistical distribution, or information technology equipment.

42. Current Assessed Value of existing equipment at the project site: _____ \$0

43. Total Personal Property taxes owed during the immediate past year: _____ \$0

44. Description of proposed equipment at the project site:
The proposed equipment includes IT Equipment and Logistical Distribution equipment including conveyor, Case and ballet high bay racking, high speed package sorter, mobile material handling equipment, robotics

45. Please provide a list of the equipment for which you are applying for a personal property abatement along with the expected life of the asset for purposes of depreciation (**attach a separate sheet if necessary**): **See Attached**

<u>Proposed Equipment (list individually)</u>	<u>Expected Life of Asset for Purpose of Depreciation</u>
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46. Will any of the equipment listed above be classified as special tooling (as defined by regulation No. 16 and reported on Form 103-T) for property tax purposes? Yes No
- a. If yes, please indicate the total cost of special tooling: _____
47. Has any of the equipment for which you are seeking a designation been installed? No
48. Has any of the proposed equipment ever been used for any purpose in Indiana? No
49. Development time frame
- a. Equipment purchase date: September 1, 2022
- b. Equipment installation date: March 1, 2023

COMMUNITY BENEFITS

50. How will the proposed designation further the economic development objectives of the Town? (Please answer Yes or No, and provide an explanation if the answer is Yes).
- a. Will the designation improve the utilization of vacant or under-utilized land? Yes, the designation is a key factor in our decision to establish this fulfillment center in Avon.
- b. Will the designation encourage the improvement of a deteriorated structure or the replacement of an obsolete structure? No.
- c. Will the designation encourage the improvement or replacement of obsolete manufacturing, research and development, logistical distribution, or information technology equipment? Yes, the designation is a key factor in our decision to select this location to establish the fulfillment center and invest \$17.5M in IT and logistical distribution equipment.
- d. Will the designation assist in the inducement of a project providing substantial employment opportunities relative to the value of the improvements to be made and/or the equipment to be installed? The new facility will create 66 jobs paying an average wage of \$37,000/year. During surge periods, employment at the facility will double.
- e. Will the designation assist in the inducement of a project which would provide long-term benefits to the tax base of the Town warranting the granting of the annually decreasing percentage of property tax abatement as provided in I.C. 6-1.1-12.1? Yes, please see below economic and fiscal impact tables illustrating the benefit that will be

**Fiscal Impact Summary
Project Drift - Avon, Indiana
10-Year Totals (2022 - 2029)**

	Direct Impact	¹ Total Impact
State of Indiana	\$3,528,000	\$4,346,000
Hendricks County	\$1,408,000	\$1,464,000
Avon	\$358,000	\$384,000
School District	\$3,223,000	\$3,367,000
Total Tax Revenues	\$8,517,000	\$9,561,000

¹ Includes direct impacts as well as indirect & induced. Indirect includes suppliers supporting the operation. Induced includes jobs created from the spending of wages of the direct & indirect employees on goods & services.

Source: CBRE Location Incentives

**Economic Impact Summary
Project Drift - Avon, Indiana
10-Year Totals (2022 - 2029)**

NAICS Industry Code = 493 Warehousing & storage

	Direct Impact	¹ Total Impact
Construction Jobs	49	90
Direct Jobs	66	106
Total Payroll	\$25,744,000	\$41,744,000
Potential Retail Sales	\$34,300,000	\$40,600,000
Economic Activity ²	\$80,400,000	\$133,300,000

¹ Includes direct impacts as well as indirect & induced. Indirect includes suppliers supporting the operation. Induced includes jobs created from the spending of wages of the direct & indirect employees on goods & services.

² Economic activity includes the value of all good & services produced by the construction and on-going operations. Figures also include total construction cost and exclude purchases of equipment.

Source: CBRE Location Incentives

TAX ABATEMENT REQUEST & HISTORY

51. For the proposed project, is the applicant requesting other incentives from the Town (e.g., tax increment financing, economic development revenue bond financing)? If so, please explain:

No

52. Has applicant previously been approved for economic development incentives from the Town (e.g., tax abatement, tax increment financing, economic development revenue bond financing)? If so, please explain and include information with respect to applicant's compliance with project representations made to the Town at the time the incentives were approved:

No

53. What is the term of the tax abatement requested (maximum 10 years)? 5

54. Attach a schedule of the proposed tax abatement percentages in each year (note: if the proposed tax abatement schedule is other than a traditional tax abatement schedule, the Town might impose additional fees for consideration). Example of traditional 10 year tax abatement schedule:

Year	% of Assessed Value Exempt From Real Property Taxes
1	50%
2	50%
3	50%
4	50%
5	50%

55. Complete the following schedule concerning the proposed property taxes to be abated and include on a separate page the worksheets for calculating the figures provided below:

- a. Projected Current Conditions Without Abatement:
 - i. Current Annual Property Taxes: \$0
 - ii. Projected 10-Year Total: \$1,655,071

- b. Projected Conditions With Abatement:
 - i. Projected 5-Year Real Property Taxes: _____ \$1,031,025
 - ii. Projected 5-Year Abatement: _____ \$598,183
- c. Projected Total (Assumes Abatement Granted):
 - i. Total Amount Abated: _____ \$598,183
 - ii. Total Taxes to be Paid: _____ \$1,056,888

REQUIRED ATTACHMENTS

This application will not be considered complete unless the items listed below are attached. Once the application is determined to be complete, then this project will be placed on the agenda of the appropriate designating body.

- 1) Application Fee (Make check payable to "Avon Clerk-Treasurer")
- 2) Statement of Benefits (SB-1) Form (complete online at <http://www.in.gov/dlgf/8516.htm>)
- 3) Legal description of property (if applicable)
- 4) Owner's Certificate (if applicant is not the owner of the property)

CERTIFICATION

Filing this application constitutes a request for Economic Revitalization Area designation only and does not constitute an automatic deduction of property taxes. I understand it is the responsibility of the property owner to file the appropriate abatement forms with the Clerk-Treasurer if the designation is approved.

I hereby certify the information and representations of this application are true and complete and that neither an Improvement Location Permit nor a Structural Permit have been filed for construction of improvements, nor has any manufacturing, research and development, logistical distribution, or information technology equipment which is a part of this application been purchased and installed as of the date of the filing of this application.

I understand that I must file a correctly completed Compliance With Statement of Benefits form (CF-1) demonstrating compliance with the community benefits described on the Statement of Benefits form (SB-1) and that failure to demonstrate compliance on an annual basis may result in the termination of the tax abatement benefits allowed by the Economic Revitalization Area designation.

Signature of owner or authorized representative

Date _____

Printed name and title