RESOLUTION NO. 2022-10

RESOLUTION OF THE Town of Shadeland APPROVING EVONIK'S SB-1 PP and Real Property

WHEREAS, Evonik Corporation, a corporation authorized to conduct business in Indiana ("Evonik"), desires to grow its business in the Town of Shadeland, Indiana (the "Town") by improving real property located at 2010 Lilly Road, and identified by property identification no. 79-121-94284-00 and adding equipment (the "Site") and redeveloping and expanding the factory on the Site (the "Project");

WHEREAS, the Project will enable Evonik to significantly increase its number of fulltime employees in the Town, and specifically, Evonik anticipates adding 80 employees by December 31, 2030;

WHEREAS, the Town has previously designated the Site as an economic revitalization area ("ERA") and granted certain abatements;

WHEREAS, pursuant to Ind. Code § 6-1.1-12.1-2.5, the Site has been previously received an ERA designation;

WHEREAS, the Council of the Town of Shadeland("Council") is authorized, pursuant to Ind. Code § 6-1.1-12.1 et. seq., to a provide Evonik a real property and personal property tax abatement on the factory improvements, once a Site is designated as an ERA (the "Abatement");

WHEREAS, because the Site is in an allocation area, prior to granting the Abatement, Ind. Code § 6-1.1-12.1-2(k) requires the Council to adopt a resolution approving Evonik's Statement Of Benefits Real Property, State Form 51767 ("SB-1/Real Property") Evonik's Statement of Benefits Personal Property ("SB-1 PP); and

WHEREAS, Evonik completed and submitted its SB-1 forms to the Town, copies of which are attached hereto, made a part hereof and marked as Exhibit A, and the Council desires to approve Evonik's SB-1 forms.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of Shadeland, Tippecanoe County, Indiana, meeting in regular session as follows:

Section 1. Pursuant to Ind. Code § 6-1.1-12.1-2(k), the Council hereby approves Evonik's SB-1/Real Property and SB-1 PP.

Section 2. This resolution is and shall be in full force and effect upon passage.

ALL OF WHICH IS RESOLVED by the Town Council of Shadeland, Tippecanoe County, Indiana this 13th day of December, 2022

Michael Kuipers

Robert Morrison, Jr.

Timothy Balensiefer

David Downey

David Vanderkleed

Joshua Shives

Pamela Luenz

ATTEST:

Charlene Brown, Clerk-Treasurer

STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS

State Form 51767 (R7 / 1-21)
Prescribed by the Department of Local Government Finance

2024 PAY 2025
FORM SB-1 / Real Property
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.

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

[X] Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)

[ ] Residentially distressed area (IC 6-1.1-12.1-4.1)

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*** *the redevelopment or rehabilitation of real property 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 initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.*
3. *To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between January 1 and May 10 of a subsequent year.*
4. *A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)*
5. *For a Form SB-1/Real Property 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/Real Property 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 EVONIK CORPORATION		
Address of taxpayer *(number and street, city, state, and ZIP code)* 299 JEFFERSON ROAD PARSIPPANY NJ 07054		
Name of contact person KENNETH BITTNER	Telephone number (973)929-8584	E-mail address

SECTION 2 — LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body SHADELAND TOWN COUNCIL		Resolution number
Location of property 2010 LILLY ROAD SHADELAND IN 47905	County TIPPECANOE	DLFG taxing district number 79021
Description of real property improvements, redevelopment, or rehabilitation *(use additional sheets if necessary)* NEW BUILDING(S) AND OTHER POTENTIAL REAL PROPERTY IMPROVEMENTS TO BE CONSTRUCTED TO SUPPORT THE PHARMACEUTICAL MANUFACTURING PROCESS.		Estimated start date *(month, day, year)* 04/01/2023 Estimated completion date *(month, day, year)* 03/31/2026

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

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
696	57,782,059	696	57,782,059	SEE ATTACHED	SEE ATTACHED

SECTION 4 — ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values	28,172,277	23,056,400
Plus estimated values of proposed project	60,800,000	51,680,000
Less values of any property being replaced		
Net estimate values upon completion of project	88,972,277	74,736,400

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	Date signed *(month, day, year)* 12/2/22
Printed name of authorized representative Kenneth Bittner	Title VP-Tax

Form SB-1 / Real Property, page 1 - NACTP 1585 - Software only copyright © 2022 DIS, Inc.

Client/Loc

FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution or to be adopted by this body. Said resolution, passed or to be passed adopted 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 _____. *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. Redevelopment or rehabilitation of real estate improvements; ☐ Yes ☐ No
   2. Residentially distressed areas ☐ Yes ☐ No

C. The amount of deduction applicable is limited to $ _____.

D. Other limitations or conditions *(specify)* _____

E. Number of years allowed: ☐ Year 1 ☐ Year 2 ☐ Year 3 ☐ Year 4 ☐ Year 5 (* see below) ☐ Year 6 ☐ Year 7 ☐ Year 8 ☐ Year 9 ☐ Year 10

F. 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.

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)*	Telphone 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.

A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4-1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. Except as provided in IC 6-1.1-12.1-18, the deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)

B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

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. Except as provided in IC 6-1.1-12.1-18, 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.

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EVONIK CORPORATION
2010 LILLY ROAD
SHADELAND, IN 47905

ATTACHMENT TO FORM SB-1/REAL PROPERTY

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

TOTALS BY YEAR:

YEAR	NUMBER ADDITIONAL		HOURS/YR		TOTAL HOURS/YR		WAGE /HR		ANNUALIZED SALARIES
2023	10	X	2,080	=	20,800	X	36	=	748,800
2024	28	X	2,080	=	58,240	X	36	=	2,096,640
2025	13	X	2,080	=	27,040	X	36	=	973,440
2028	14	X	2,080	=	29,120	X	36	=	1,048,320
2030	15	X	2,080	=	31,200	X	36	=	1,123,200
TOTAL	80								

CUMULATIVE TOTALS:

YEAR	NUMBER ADDITIONAL		HOURS/YR		TOTAL HOURS/YR		WAGE /HR		ANNUALIZED SALARIES
2023	10	X	2,080	=	20,800	X	36	=	748,800
2024	38	X	2,080	=	79,040	X	36	=	2,845,440
2025	51	X	2,080	=	106,080	X	36	=	3,818,880
2026	51	X	2,080	=	106,080	X	36	=	3,818,880
2027	51	X	2,080	=	106,080	X	36	=	3,818,880
2028	65	X	2,080	=	135,200	X	36	=	4,867,200
2029	65	X	2,080	=	135,200	X	36	=	4,867,200
2030	80	X	2,080	=	166,400	X	36	=	5,990,400
2031	80	X	2,080	=	166,400	X	36	=	5,990,400
2032	80	X	2,080	=	166,400	X	36	=	5,990,400

STATEMENT OF BENEFITS
PERSONAL PROPERTY

State Form 51764 (R5 / 1-21)
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 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	Name of contact person
EVONIK CORPORATION	KENNETH BITTNER

Address of taxpayer (street and number, city, state, ZIP code)	Telephone number
299 JEFFERSON ROAD PARSIPPANY NJ 07054	(973)929-8584

SECTION 2 — LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body	Resolution number (s)
SHADELAND TOWN COUNCIL	

Location of property	County	DLFG taxing district number
2010 LILLY ROAD SHADELAND IN 47905	TIPPECANOE	79021

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)*

VARIOUS TYPES OF EQUIPMENT TO BE USED IN THE PHARMACEUTICAL MANUFACTURING PROCESS, AND VARIOUS TYPES OF INFORMATION TECHNOLOGY EQUIPMENT INCLUDING COMPUTERS AND HARDWARE.

	ESTIMATED Start Date	ESTIMATED Completion Date
Manufacturing Equipment	04/01/2023	03/31/2026
R & D Equipment		
Logist Dist Equipment *		
IT Equipment *	04/01/2023	03/31/2026

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

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
696	57,782,059	696	57,782,059	SEE ATTACHED	SEE ATTACHED

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	287,048,503	86,114,550					3,613,756	1,084,130
Plus estimated values of proposed project	124,700,000	37,410,000					6,500,000	1,950,000
Less values of any property being replaced								
Net estimated values upon completion of project	411,748,503	123,524,550					10,113,756	3,034,130

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	Date signed *(month, day, year)*
	12/2/22

Printed name of authorized representative	Title
KENNETH BITTNER	VICE PRESIDENT - TAX

Prepared by: CHESTNUT PROPERTY TAX SERVICES, LLC • 10723 S 300 W, PENDLETON, IN 46064 • (317)697-5478

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: *(signature and title of authorized member of designating body)*	Telphone 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, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-17.

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.

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EVONIK CORPORATION
2010 LILLY ROAD
SHADELAND, IN 47905

ATTACHMENT TO FORM SB-1/PP

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

TOTALS BY YEAR:

YEAR	NUMBER ADDITIONAL		HOURS/YR		TOTAL HOURS/YR		WAGE /HR		ANNUALIZED SALARIES
2023	10	X	2,080	=	20,800	X	36	=	748,800
2024	28	X	2,080	=	58,240	X	36	=	2,096,640
2025	13	X	2,080	=	27,040	X	36	=	973,440
2028	14	X	2,080	=	29,120	X	36	=	1,048,320
2030	15	X	2,080	=	31,200	X	36	=	1,123,200
TOTAL	80								

CUMULATIVE TOTALS:

YEAR	NUMBER ADDITIONAL		HOURS/YR		TOTAL HOURS/YR		WAGE /HR		ANNUALIZED SALARIES
2023	10	X	2,080	=	20,800	X	36	=	748,800
2024	38	X	2,080	=	79,040	X	36	=	2,845,440
2025	51	X	2,080	=	106,080	X	36	=	3,818,880
2026	51	X	2,080	=	106,080	X	36	=	3,818,880
2027	51	X	2,080	=	106,080	X	36	=	3,818,880
2028	65	X	2,080	=	135,200	X	36	=	4,867,200
2029	65	X	2,080	=	135,200	X	36	=	4,867,200
2030	80	X	2,080	=	166,400	X	36	=	5,990,400
2031	80	X	2,080	=	166,400	X	36	=	5,990,400
2032	80	X	2,080	=	166,400	X	36	=	5,990,400