

## Property Tax Phase-In Application

### to Elkhart County Government

This application is to request the designation of an Economic Revitalization Area (ERA) for the purpose of obtaining a property tax phase-in (tax abatement). The application is to be completed and signed by the owner of the property where the real property improvements, the installation of personal property, and/or the occupancy of an eligible vacant building is to occur. The designating body will review this application to determine whether a particular area should be designated as an ERA in accordance with Indiana Code (I.C.) 6-1.1-12.1 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 any applicant concerning the validity of any benefit conferred.

#### Application is to offset: (check all that apply)

- Real Property Improvements (e.g. new building, addition and/or modification)  
 X Personal Property (e.g. Equipment for manufacturing; research and development, logistics and distribution; or information technology.)  
 \_\_\_ Vacant Building

There is a non-refundable filing fee of \$750 for each category. This filing fee is used to defray the costs incurred in processing the application pursuant to I.C. 6-1.1-12.1-2(h). A check payable to **City Of Elkhart** must be included with the application.

<b>General Information</b>					
<b>Company Name</b>		Alliance Sheets LLC			
Federal Employer I.D.(FEIN)		46-4174383	NAICS Code		322220
Website		<a href="https://alliancesheets.com">https://alliancesheets.com</a>		Year Company founded	2014
Company Business (Brief Description)					
Please see the attached.					
<b>Project Contact Person/Representative</b>			Steve VanderGriend		
Address		1725 Commerce Dr, Bristol, IN 46507			
Phone		(574) 622-6020	Email	<a href="mailto:steve.vandergriend@alliancesheets.com">steve.vandergriend@alliancesheets.com</a>	
<b>Senior Company Official</b>					
Jim Kalb					
Address		1725 Commerce Dr, Bristol, IN 46507			
Phone		(574) 622-6020	Email	<a href="mailto:jkalb@alliancesheets.com">jkalb@alliancesheets.com</a>	
<b>Proposed Project Site Information</b>					
Property Owner(s)		ALLIANCE SHEETS LLC			
Address		1725 Commerce Dr, Bristol, IN 46507			
Parcel Number(s)		20-03-24-326-002.000-031			
Legal Description of property (attach if necessary)					
Does Company currently do business at this site?			Yes	X	No
If no, how is site currently being used?			N/A		
What buildings are on the site?			Yes		
What is the condition of the buildings?			Occupied		
Have the buildings at this site been vacant for more than a year?			Yes	No	x
Are the buildings at this site more than 25 years old?			Yes	No	x
Will the proposed project be used for a national or regional headquarters?			Yes	x	No
Is this a blighted or mitigated Brownfield site?			Yes	No	x
Current assessed value of real estate		\$10,596,900	Land	587,700	Improvements
					10,009,200

**Proposed Project Information**

Description of proposed improvements (Attach additional project details, if needed)				
Structures:	Please see attached.			
Manufacturing equipment:	\$10,200,000			
Research and Development equipment:	N/A			
Logistics and Distribution equipment:	N/A			
Information Technology equipment:	N/A			
Proposed start date for project	8/20/2025	Proposed end date for project	12/31/2025	
Proposed start date for operations		Site is currently operating.		
Has the new equipment associated with this project been used by the owner/taxpayer (or related entity) in the state of Indiana?				
Yes			N/A	
No		X		
If yes, provide details including where the equipment will come from and how it will be acquired:				
N/A				
Will the new equipment associated with this project be leased?				
Yes			N/A	
No		X		
If yes, provide details including from whom and for what term				
N/A				
Will this project require approval of rezoning, plat, development plan, vacation, variance, special exemption, or contingent use?				
Yes			No	x
If yes, list:				
N/A				

**Proposed Investment**

Calendar Year	2025	2026	2027	2028	Total
Land acquisition	N/A		N/A	N/A	\$0
New building construction	N/A		N/A	N/A	\$0
Existing building improvements	N/A		N/A	N/A	\$0
Manufacturing equipment	\$10,200,000	\$0	\$0		\$10,200,000
Research and Development equipment	N/A		N/A	N/A	\$0
Logistics and Distribution equipment	N/A		N/A	N/A	\$0
Information Technology equipment	N/A		N/A	N/A	\$0
On-site rail infrastructure	N/A		N/A	N/A	\$0
On-site fiber infrastructure	N/A		N/A	N/A	\$0
<b>Grand Total</b>	N/A		N/A	N/A	\$0

**Statutory Findings**

Indiana Code 6-1.1-12.1-1 requires that the designating body make specific findings to justify the designation of the property as an Economic Revitalization Area. One finding is that the subject property is either in an area: ***"Which has become undesirable for, or impossible of, normal development and occupancy because of lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors which have impaired values or prevent a normal development of property or use of property"*** or ***"Where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues."***

Are improvements on project site and/or the surrounding area obsolete?	Yes		No	X
If yes, describe the obsolescence: N/A				
Are buildings at project site substandard for normal use and development?				
Yes		No	X	
If yes, explain what is substandard so as to prevent normal use and development: N/A				
Has project site and/or surrounding area declined in value in last 10 years?				
Yes		No	X	
If yes, explain what caused the decline in value: N/A				
Has project site and/or surrounding area failed to develop for last 10 years?				
Yes		No	x	
If yes, explain what characteristics make this site difficult to develop: N/A				
Are any facilities at project site technologically, economically or energy obsolete?				
Yes		No	x	
If yes, describe how the facilities are obsolete: N/A				

**Community Benefits**

Please see attached.

**Impacts and status**

Will any additional public utilities, services or other public infrastructure be required by this project?

Yes

No

x

If yes, explain the type required and the amount the applicant will be contributing toward the public infrastructure.

N/A

**Employment**

Will all current employees be retained at Project Site as a result of this project?

Yes

X

No

If no, explain:

**Current Full-Time Employment at Project Site**

	Number of Jobs	Average Hourly Wage*	Average Annual Wage*	Salary Range*	Median Annual Wage**
Management	0	N/A	N/A	N/A	N/A
Professional/Technical	0	N/A	N/A	N/A	N/A
Sales	0	N/A	N/A	N/A	N/A
Office/Administrative Support	9	\$50.96	\$106,607	\$80,000-\$120,000	\$106,607
Production Supervision	10	\$50.28	\$104,587	\$80,000-\$120,000	\$104,587
Production	64	\$24.16	\$50,255	\$45,000-\$60,000	\$51,059
Maintenance	16	\$35.31	\$73,454	\$60,000-\$80,000	\$73,454
Other	0	N/A	N/A	N/A	N/A
Total	99	#DIV/0!	#DIV/0!		

**Full-time jobs to be created as a result of this project**

	Number of Jobs	Average Hourly Wage*	Average Annual Wage*	Salary Range*	Median Annual Wage**
Management	N/A	N/A	N/A	N/A	N/A
Professional/Technical	N/A	N/A	N/A	N/A	N/A
Sales	N/A	N/A	N/A	N/A	N/A
Office/Administrative Support	N/A	N/A	N/A	N/A	N/A
Production Supervision	N/A	N/A	N/A	N/A	N/A
Production	2	\$24.16	\$50,255	\$45,000-\$60,000	\$51,059
Maintenance	N/A	N/A	N/A	N/A	N/A
Other	N/A	N/A	N/A	N/A	N/A
Total	2	#DIV/0!	#DIV/0!		

\*Do NOT include costs of any benefits

\*\* Median Annual Wage: The middle (midpoint) salary of all positions rather than the average (mean) salary

**Additional financial compensation (attach additional pages, if needed)**

Explain in detail, by job category, any additional financial compensation earned. (Examples may include commission, bonus, overtime, piece rate, attendance, etc.)

Bonus under management incentive plan or sales incentive plan ranging 10% to 20% of base for Management and Sales positions.

**Projected Phasing of new jobs**

Calendar Year	2025	2026	2027	2028	Total
Management	N/A	N/A	N/A	N/A	0
Professional/Technical	N/A	N/A	N/A	N/A	0
Sales	N/A	N/A	N/A	N/A	0
Office/Administrative Support	N/A	N/A	N/A	N/A	0
Production Supervision	N/A	N/A	N/A	N/A	0
Production	2	N/A	N/A	N/A	2
Maintenance	N/A	N/A	N/A	N/A	0
Other	N/A	N/A	N/A	N/A	0
Total	2	0	0	0	2

**Company Benefits**

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

		<b>X</b>		<b>X</b>	Comments
Health Insurance	Yes	X	No		
Dental Insurance	Yes	X	No		
Vision Insurance	Yes	X	No		
Life Insurance	Yes	X	No		
Disability Insurance	Yes	X	No		
Sick Leave (Paid)	Yes	X	No		
Vacation (Paid)	Yes	X	No		
Holidays (Paid)	Yes	X	No		
Personal Days (Paid)	Yes		No	X	
Employee Training	Yes	X	No		
Tuition Reimbursement	Yes	X	No		
401K/Pension	Yes	X	No		
ESOP/Profit Sharing	Yes		No	x	
Uniforms	Yes	X	No		
Other (List)					

**Signature**

*Indiana Code 6-1.1-12.1-14 provides that the designating body for the tax phase-in requested, may impose a fee not exceeding 15% of the reduction in property taxes to which the undersigned applicant is entitled in each year in which the undersigned applicant's property tax liability is reduced by a deduction approved pursuant to this application.*

The undersigned applicant consents to the following:  
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- The current assessed tax base for this property will not be appealed over the tax phase-in period unless one of the exceptions in the tax phase-in policy applies.
- Filing this application constitutes a request for Economic Revitalization Area designation only and does not constitute an automatic reduction of property taxes. I understand it is the responsibility of property owners to file the appropriate forms on an annual basis with the Elkhart County Auditor and other governing bodies, as required, to receive any reduction of property taxes.
  - I certify the information and representations of this application are true and complete.
  - I further certify that I am the owner/taxpayer or have the authority of the owner/taxpayer to make this application and to consent to the fee as described above.

Signature	Signed by:  <small>SB180F1772E8476</small>		
Printed	Steve VanderGriend		
Title	General Manager	Date	7/15/2025

ATTACHMENTS: Include all relevant Statement of Benefits (SB-1) forms