

RESOLUTION NO. 8-7-2025-12

A RESOLUTION OF THE TOWN COUNCIL FOR THE TOWN OF BRISTOL,
INDIANA DECLARING THE PRELIMINARY DESIGNATION OF AN
ECONOMIC REVITALIZATION AREA AND QUALIFYING CERTAIN
PERSONAL PROPERTY FOR TAX ABATEMENT

WHEREAS, pursuant to Indiana Code 6-1.1-12.1-1 *et. seq.* (the “Act”), the Town of Bristol, Indiana (the “Town”) by and through its Town Council acting in its capacity as the fiscal body of the Town and the designating body identified in the Act (the “Council”) has the right and opportunity to abate the payment of real and personal property taxes for real estate and personal property located within an area declared by the Council to be an Economic Revitalization Area (as defined in the Act); and

WHEREAS, the Council has received a written application filed on behalf of Alliance Sheets LLC (the “Applicant”), which application is attached hereto as Exhibit A and made a part hereof, requesting a personal property tax abatement pursuant to the Act; and

WHEREAS, pursuant to the Act, the Council may find that a particular area within the jurisdiction of the Town is an Economic Revitalization Area and may by adoption of a resolution declare such area to be an Economic Revitalization Area which resolution must be confirmed, modified, or rescinded; and

WHEREAS, the Council desires to declare an area located in the corporate boundaries of the Town, more particularly described and depicted in Exhibit B (the “Area”) attached hereto and made a part hereof, as an Economic Revitalization Area in which property owners and lessees may make application to the Town for abatement of personal property taxes which, if pursuant to the Act subsequently is approved by this Council, may receive personal property tax abatement pursuant to the applicable procedures of the Act; and

WHEREAS, the Applicant anticipates installing approximately Ten Million Two Hundred Thousand Dollars (\$10,200,000) of new manufacturing equipment (the “Equipment”) within the Area by December 31, 2025, in order to equip its facility located in the Area (the “Project”), and have requested a personal property tax abatement with respect to the Project; and

WHEREAS, the Applicant has submitted to the Council the Statement of Benefits Personal Property (SB-1/PP) form attached hereto as Exhibit C and made a part hereof in connection with the Project (the “Statement”), and provided all information and documentation necessary for the Council to make an informed decision; and

WHEREAS, the Council has considered the Statement and has conducted a complete and proper investigation of the Area and determined that the Area qualifies as an Economic Revitalization Area under the Act; and

WHEREAS, the improvement of the Area will be of public utility and will be to the benefit and welfare of the citizens and taxpayers of the Town; and

WHEREAS, the Council has considered the following factors under Section 17 of the Act in connection with the Project:

- (1) The total amount of Applicant's investment in personal property for the Project;
- (2) The number of new full-time equivalent jobs to be created by the Project;
- (3) The average wage of the new employees for the Project compared to the state minimum wage; and
- (4) The infrastructure requirements for Applicant's investment in the Project.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Bristol, Indiana meeting in a duly noticed and regularly scheduled meeting as follows:

Section 1. The foregoing recitals are fully incorporated herein by this reference.

Section 2. The Council states that the Area is now 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 that have impaired value or prevent normal development of property. Based upon the information in the Statement, this Council makes the following findings:

- (a) The estimated cost of Ten Million Two Hundred Thousand Dollars (\$10,200,000) for the new manufacturing equipment to be installed in connection with the Project is reasonable for equipment of that type;
- (b) The estimate of two (2) additional individuals who will be employed can reasonably be expected to result from the proposed Project (with 99 jobs retained);
- (c) The Ninety-Five Thousand Dollar (\$95,000) estimate of annual salaries of those new individuals who will be employed can reasonably be expected to result from the proposed Project (which is in addition to the \$6,391,515 in salaries paid to the existing 99 employees);
- (d) The benefits described in the Statement can reasonably be expected to result from the proposed Project; and
- (e) The totality of benefits from the proposed Project is sufficient to justify the personal property tax deduction schedules as set out herein (the "Deduction Schedule Factors").

Section 3. The Area is hereby designated an Economic Revitalization Area pursuant to the Act.

Section 4. That all of the conditions for the designation of the Economic Revitalization Area and all of the requirements for the tax deductions to be granted hereby have been met, and the foregoing findings are true, and all information required to be submitted has been submitted in proper form.

Section 5. The Economic Revitalization Area designation shall terminate on January 1, 2026, however, relative to the installation of the new manufacturing equipment, completed and assessed on or before the January 1, 2026 assessment date, this termination does not limit the period of time the Applicant or a successor owner is entitled to receive the personal property abatement to a period of less than five (5) years for the personal property abatement.

Section 6. The Statement as submitted by the Applicant is hereby approved.

Section 7. Based on the information in the Statement and the foregoing findings, the Council, pursuant to Section 4.5 of the Act, hereby approves and allows personal property tax deductions for the proposed installation of the Equipment by the Applicant as part of the Project. Based on the Statement, the foregoing findings, and the Deduction Schedule Factors, the Applicant is entitled to personal property tax deductions for the proposed installation of the Equipment as part of the Project for a period of five (5) years from the date each item of personal property is first assessed, in accordance with the following abatement schedule, hereby adopted pursuant to Section 17 of the Act:

<i>Personal Property Tax Abatement Schedule Year</i>	<i>Percent of Assessed Value Exempt From Personal Property Taxes</i>
1	100%
2	80%
3	60%
4	40%
5	20%

Section 8. Pursuant to Section 2.5 of the Act, a public hearing shall be held at the time and place of the regular meeting of the Council on August 7, 2025, at 7:00 p.m. (local time) at the Bristol Town Hall, 303 E. Vistula St., Bristol, Indiana 46507. The Council shall publish or cause to be published, pursuant to the Act, notice (the “Notice”) of the adoption and substance of this Resolution in accordance with Indiana Code 5-3-1 one (1) time at least ten (10) days before the date of the public hearing on this matter (the “Public Hearing”), which Notice shall state the date and time for the Public Hearing, that the Council will hear all remonstrances and objections from interested persons at the Public Hearing, that at the conclusion of the Public Hearing the Council may take final action on the proposed designation determining whether the qualifications for an economic revitalization area have been met and confirming, modifying, or rescinding this Resolution, and that a copy

of this Resolution, including the description of the Area, has been filed with and shall be available for inspection in the office of the Elkhart County Assessor. At such meeting, the Council shall take final action determining whether the qualifications for an Economic Revitalization Area have been met and shall confirm, modify and confirm, or rescind this Resolution. Such determination and final action by the Council shall be binding upon all affected parties subject to the appeal procedures contemplated by Section 2.5(d) and (e) of the Act.

Section 9. Pursuant to Section 2.5(b) of the Act, the Clerk-Treasurer of the Town shall cause a copy of this Resolution to be filed with the Elkhart County Assessor and made available for public inspection. If any additional filings are necessary to make the Applicant eligible to file for the personal property tax deductions contemplated by the Applicant, such filings shall be the responsibility of the Applicant.

Section 10. Pursuant to Section 2.5(c) of the Act, the Clerk-Treasurer shall file a copy of the Notice with each taxing unit that has authority to levy property taxes in the geographic area where the Area is located. Such information shall be filed with the officers of the taxing unit who are authorized to fix budgets, tax rates, and tax levies under Indiana Code 6-1.1-17-5 at least ten (10) days prior to the date of the Public Hearing.

Section 11. Notwithstanding anything contained herein to the contrary, the granting of the tax deductions described herein is conditioned on and subject to the terms to be agreed upon in a Commitment and Payment Agreement between the Applicant and the Town in the form and substance as is satisfactory to the Council.

Section 12. This Resolution shall be in full force and effect immediately upon its adoption.

* * * * *

RESOLVED THIS 17th DAY OF JULY, 2025.

TOWN COUNCIL OF THE
TOWN OF BRISTOL, INDIANA

Jeff Beachy, President

Cathy Burke

Dean Rentfrow

Gregg Tuholski

Doug DeSmith

ATTEST:

Cathy Antonelli, Clerk-Treasurer

KD_16360908.1

EXHIBIT A

Property Tax Phase-In Application

(Attached)

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.

General Information					
Company Name		Alliance Sheets LLC			
Federal Employer I.D.(FEIN)		46-4174383	NAICS Code		322220
Website		https://alliancesheets.com		Year Company founded	2014
Company Business (Brief Description)					
Please see the attached.					
Project Contact Person/Representative			Steve VanderGriend		
Address		1725 Commerce Dr, Bristol, IN 46507			
Phone		(574) 622-6020	Email	steve.vandergriend@alliancesheets.com	
Senior Company Official					
Jim Kalb					
Address		1725 Commerce Dr, Bristol, IN 46507			
Phone		(574) 622-6020	Email	jkalb@alliancesheets.com	
Proposed Project Site Information					
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
Grand Total	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.

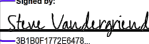
		X		X	Comments
Health Insurance	Yes	X	No		
Dental Insurance	Yes	X	No		
Vision Insurance	Yes	X	No		
Life Insurance	Yes	X	No		
Disability Insurance	Yes	X	No		
Sick Leave (Paid)	Yes	X	No		
Vacation (Paid)	Yes	X	No		
Holidays (Paid)	Yes	X	No		
Personal Days (Paid)	Yes		No	X	
Employee Training	Yes	X	No		
Tuition 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:
un

- 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: 		
Printed	Steve VanderGriend		
Title	General Manager	Date	7/15/2025

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

EXHIBIT B

Legal Description and Map of Area

Address: 1725 Commerce Drive, Bristol, Indiana 46507

Parcel Number: 20-03-24-326-002.000-031

Legal Description: See attached.

Map:



V35 P36

Bristol Park For Industry,
Phase 2E DPUD M-1

Part of the Southwest 1/4 of Section 24, T38N, R6E
Washington Township, Elkhart County, Indiana

SURVEYOR'S CERTIFICATION

I, CHRISTIAN F. MARBACH, HEREBY CERTIFY THAT I AM A LAND SURVEYOR, LICENSED TO PRACTICE IN THE STATE OF INDIANA AND I DO HEREBY FURTHER CERTIFY THAT I HAVE SURVEYED THE PROPERTY IN THE DESCRIBED CAPTIONED AND THAT I HAVE DIVIDED THE SAME INTO BLOCKS AND LOTS AS SHOWN ON THE HEREON DRAWN PLAT, THIS PLAT IS A TRUE REPRESENTATION OF SAID SURVEY AND DIVISION IN EVERY DETAIL, MONUMENTS SHOWN IN PLACE AS LOCATED, WITH CHANGES IN BEARINGS ON THE BOUNDARY OF THIS DETAILED PLANNED UNIT DEVELOPMENT SHOWN AS MONUMENTS TO BE INSTALLED AFTER THE CONSTRUCTION OF ALL PUBLIC AND SITE IMPROVEMENTS. ALL CORNERS ARE MARKED WITH IRONS. DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

CHRISTIAN F. MARBACH, PLS #880002



Land Description

Part of the Southwest Quarter (SW 1/4) of Section 24, Township 38 North, Range 6 East, situate in Washington Township, Elkhart County, State of Indiana being more particularly described as follows:

Commencing a railroad spike marking the Northeast corner of the Southwest Quarter of said Section 24; thence South 01°04'52" East along the East line of the Southwest Quarter of said Section 24 a distance of 266.96 feet to the place of beginning of this description; thence continuing South 01°04'52" East along the East line of the Southwest Quarter of said Section 24 a distance of 744.62 feet to the northern right-of-way line of the Norfolk Southern Railroad (formerly New York Central Railroad); thence South 63°54'11" West along the said northern right-of-way line a distance of 1357.14 feet; thence North 26°05'49" West a distance of 100.00 feet; thence North 63°54'11" East a distance of 476.68 feet; thence North 01°04'52" West a distance of 889.60 feet; thence North 52°06'42" East a distance of 303.85 feet; thence along a tangent curve to the right having a radius of 636.34 feet, an arc length of 416.37 feet and a long chord of North 70°51'23" East - 408.98 feet; thence North 89°36'04" East a distance of 143.23 feet; thence South 45°44'24" East a distance of 35.57 feet; thence South 01°04'52" East a distance of 125.00 feet; thence North 88°55'08" East a distance of 40.00 feet to the point of beginning of this description.

Containing 20.396 acres of land.

OWNERS CERTIFICATION

THIS IS TO CERTIFY THAT I (WE) THE UNDERSIGNED ARE THE OWNERS OF THE LAND DESCRIBED IN THIS DEVELOPMENT PLAN ORDINANCE NUMBER PC 2014-04 AND THAT I (WE) HAVE CAUSED THE LAND DESCRIBED TO BE SURVEYED AND DO HEREBY ACKNOWLEDGE AND ADOPT THE DEVELOPMENT PLAN SET FORTH BY THIS DRAWING AND FURTHER AGREE TO ALL LISTED CONDITIONS, SPECIFIC DEVELOPMENT REQUIREMENTS, DEVELOPMENT REQUIREMENTS SET FORTH ON THE SITE PLANS/SUPPORT DRAWING, THE LISTED USES AND RANGE OF USES, TO SUPPLY ALL NECESSARY DOCUMENTATION AND SUPPORTING INFORMATION REQUIRED, SPECIFIC LIMITATIONS, AND TO ALL TIME LINES FOR THE CONSTRUCTION, INSTALLATION OF SITE IMPROVEMENTS OR PUBLIC IMPROVEMENTS DETAILED IN ORDINANCE NUMBER PC 2014-04.

DATED THIS 14th DAY OF July, 2014.

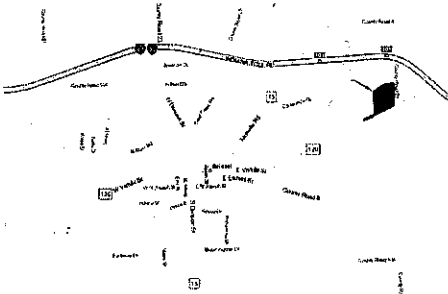
BY: [Signature]
PRINT: Jeffrey A. Schwartz
TITLE: Secretary
ALLIANCE SHEETS, LLC
5505 W. 74th STREET
INDIANAPOLIS, IN 46268

BY: _____
PRINT: _____
TITLE: _____

DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, AS PROPRIETORS, HAVE CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT, THAT SAID PLANNED UNIT DEVELOPMENT IS TO BE KNOWN AS BRISTOL PARK FOR INDUSTRY, PHASE 2E, DPUD M-1 AND THAT THE LOTS HAVE THEIR RESPECTIVE DIMENSIONS GIVEN IN FEET AND DECIMAL PARTS THEREOF.

BY: [Signature]
PRINT: Jeffrey A. Schwartz
TITLE: Secretary
ALLIANCE SHEETS, LLC
5505 W. 74th STREET
INDIANAPOLIS, IN 46268



BY: _____
PRINT: _____
TITLE: _____

STATE OF INDIANA)
COUNTY OF ELKHART) SS: Marion

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE NOTED PERSON(S) AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THE 14th DAY OF July, 2014.

MY COMMISSION EXPIRES: July 26, 2022

SIGNATURE: [Signature]
NOTARY PUBLIC:
RESIDENT OF: Marion



PLANNED UNIT ORDINANCE NUMBER REFERENCE

THIS DEVELOPMENT PLAN IS PART OF ORDINANCE NUMBER PC 2014-04 AND IS PART OF THAT ORDINANCE BY THIS REFERENCE.

PLAN COMMISSION CERTIFICATE OF COMPLIANCE

THIS DEVELOPMENT PLAN WAS REVIEWED BY THE ELKHART COUNTY PLAN COMMISSION AT A PUBLIC HEARING ON THE 13th DAY OF March, 2014 AND IT WAS FOUND TO BE IN COMPLIANCE WITH SPECIFICATIONS - I PLANNED UNIT DEVELOPMENT.

PRESIDENT: [Signature]
SECRETARY: _____

CERTIFICATE OF COMPLIANCE

THIS DEVELOPMENT PLAN WHICH IS REFERENCED BY ORDINANCE NUMBER PC 2014-04 WAS REVIEWED BY THE ELKHART COUNTY PLAN COMMISSION ON THE 13th DAY OF March, 2014, WHICH WAS CERTIFIED TO THE BOARD OF COUNTY COMMISSIONERS, ELKHART COUNTY, INDIANA, BY THE ELKHART COUNTY PLAN COMMISSION AS BEING IN COMPLIANCE WITH SPECIFICATIONS - I PLANNED UNIT DEVELOPMENT AND THE SUBDIVISION CONTROL ORDINANCE; AND THAT ORDINANCE NUMBER PC 2014-04 WAS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS, ELKHART COUNTY, INDIANA AFTER A PUBLIC MEETING ON THE 21st DAY OF April, 2014.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, ELKHART COUNTY, INDIANA, THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY APPROVED AND ACCEPTED THIS 21st DAY OF April, 2014.

AUDITOR: [Signature] [Signature] [Signature]
MIKE YODER TERRY J. RUDDINO FRANK LUCCHESI

DULY ENTERED FOR TAXATION THIS 17th DAY OF July, 2014.

Pauline E. Graff, Auditor
PAULINE E. GRAFF, AUDITOR, ELKHART COUNTY, INDIANA

RECORDER

RECEIVED FOR RECORD THIS 17th DAY OF July, 2014.

AT 9:53am AND RECORDED IN PLAT BOOK 35, PAGE 36

DOCUMENT NUMBER: 2014-12909

Jerry L. Weaver
JERRY L. WEAVER, RECORDER, ELKHART COUNTY, INDIANA

PERIMETER SURVEY RECORDED AS DOCUMENT NUMBER 2013-04280. THERE HAS BEEN NO CHANGE FROM THE MATTERS OF SURVEY REVEALED BY THE CROSS-REFERENCED SURVEY, OR ANY PRIOR SUBDIVISION PLATS CONTAINED THEREIN ON ANY LINES THAT ARE COMMON WITH THE NEW SUBDIVISION.

DRAINAGE MAINTENANCE CERTIFICATE

THE MAINTENANCE OF ALL DRAINAGE FACILITIES, INCLUDING CULVERTS, AND SWALES, SHALL BE THE RESPONSIBILITY OF EACH OWNER, AND NO OWNER SHALL PERMIT, ALLOW, OR CAUSE ANY OF SAID FACILITIES TO BE OBSTRUCTED OR REMOVED OR TO IN ANY WAY IMPEDE THE FLOW OF WATER ACROSS OR THROUGH SAID FACILITIES. IN THE EVENT THAT SUCH FACILITIES BECOME DAMAGED OR IN DISREPAIR, IT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER TO REPAIR SUCH FACILITIES AT OWNER'S EXPENSE.

IN THE EVENT OF OWNER'S FAILURE TO MAINTAIN SUCH DRAINAGE FACILITIES IN GOOD ORDER AND REPAIR, APPROPRIATE GOVERNMENTAL AUTHORITY OF ELKHART COUNTY, INDIANA, MAY REPAIR SUCH DRAINAGE FACILITIES AND INVOICE THE COSTS OF SUCH REPAIR TO THE LAST OWNER. ELKHART COUNTY, INDIANA, IS GRANTED AN EASEMENT ACROSS A LOT OWNER'S REAL ESTATE FOR THE PURPOSE OF REPAIRING ANY DRAINAGE FACILITIES ON SAID LOT OWNER'S REAL ESTATE. THE AMOUNT OF ANY ASSESSMENT FOR THE COSTS OF SUCH REPAIR, AS ASSESSED BY SAID GOVERNMENTAL AUTHORITY, SHALL CONSTITUTE A LIEN UPON THE REAL ESTATE OF THE LOT OWNER AND AN ENCUMBRANCE UPON THE TITLE OF SAID LOT.

ELKHART COUNTY, INDIANA, IS FURTHER GRANTED A RIGHT OF ACTION FOR THE COLLECTION OF SAID INDEBTEDNESS FROM THE LOT OWNER AND FOR THE FORECLOSURE OF SAID LIEN IN THE MANNER IN WHICH MORTGAGES ARE FORECLOSED UNDER THE LAWS OF THE STATE OF INDIANA. ANY SUCH COLLECTION AND/OR FORECLOSURE ACTIONS SHALL BE MAINTAINED IN THE COURTS OF GENERAL JURISDICTION OF THE STATE OF INDIANA AND SHALL BE COMMENCED IN ELKHART COUNTY, INDIANA.

I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW CHRISTIAN F. MARBACH.

Development Plan

Part of the Southwest 1/4 of Sec. 24, T38N, R6E
Washington Township, Elkhart County, Indiana

SCALE: 1"=100'
DATE OF FIELDWORK: _____
DATE OF DRAWING: 12/2/2014
DATE OF CERTIFICATION: 2/2/2014
CAD FILE: 0265-2013 SPPL Phase 2E.dwg
JOB NUMBER: 0265-2013
DRAWN BY: A.K.M.

Marbach
Marbach, Brady & Weaver, Inc.
Engineering & Surveying Since 1918

3220 Southview Drive
Elkhart, Indiana 46514
(574) 266-1010
Fax: (574) 262-3040
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www.marbachpls.com

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V35 P36

EXHIBIT C

Statement of Benefits Personal Property (SB-1/PP)

(Attached)



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 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.
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 Alliance Sheets LLC					Name of contact person Steve VanderGriend					
Address of taxpayer (number and street, city, state, and ZIP code) 1725 Commerce Dr, Bristol, IN 46507							Telephone number (574) 622-6020			
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT										
Name of designating body Town of Bristol							Resolution number (s)			
Location of property 1725 Commerce Dr, Bristol, IN 46507					County Elkhart		DLGF taxing district number 031			
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.) Company is considering in investing in new corrugating machine. Additional investments include splicers, a splitter score, knives, and upgrading current conveyor lines.							ESTIMATED			
							START DATE		COMPLETION DATE	
					Manufacturing Equipment		08/31/2025		12/31/2025	
					R & D Equipment					
					Logist Dist Equipment					
IT Equipment										
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT										
Current Number 99		Salaries 6391515		Number Retained 99		Salaries 6391515		Number Additional 2		
								Salaries 95000		
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				6,955,480						
Plus estimated values of proposed project			10,200,000							
Less values of any property being replaced										
Net estimated values upon completion of project			10,200,000							
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 <div style="border: 1px solid black; padding: 2px; display: inline-block;">Signed by: Steve VanderGriend</div>							Date signed (month, day, year) 7/15/2025			
Printed name of authorized representative Steve VanderGriend					Title General Manager					

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; | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> 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. |
| 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 \$ _____. (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:
- | | | | | | |
|---------------------------------|---------------------------------|---------------------------------|---------------------------------|----------------------------------|--|
| <input type="checkbox"/> Year 1 | <input type="checkbox"/> Year 2 | <input type="checkbox"/> Year 3 | <input type="checkbox"/> Year 4 | <input type="checkbox"/> Year 5 | <input type="checkbox"/> 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.) |
| <input type="checkbox"/> Year 6 | <input type="checkbox"/> Year 7 | <input type="checkbox"/> Year 8 | <input type="checkbox"/> Year 9 | <input type="checkbox"/> Year 10 | |
- 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 by: (signature and title of authorized member of designating body)	Telephone 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.

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.