

REAL PROPERTY TAX PHASE-IN POINT SYSTEM

Company Name: Alliance Sheets

Date: 7/15/2025

Address: 1725 Commerce Drive, Bristol, IN. 46507 (Parcel # 20-03-24-326-002.000-031)

Projects will be considered for Phase-In if:

1. The company/project meets all of the criteria set forth under I.C. 6-1.1 1-12.1 et seq in the form of deductions from assessed valuation
2. The proposed new investment includes at least \$500,000 of Real Property that qualifies for Tax Phase-In
3. Construction has not begun and/or equipment has not been ordered or the equipment will be new to Indiana
4. In addition, if the applicant is in the company, authorization of the application must be obtained from the company

| TAX BASE BENEFITS | | Points Possible | Points Assigned |
|------------------------|--|-----------------|-----------------|
| A. | Total new investment in real property (both redevelopment (new structures) and rehabilitation) | | |
| | • | 25 | |
| | ▫ \$12,000,000 to \$23,999,999 | 20 | |
| | ▫ \$6,000,000 to \$11,999,999 | 15 | |
| | ▫ \$3,000,000 to \$5,999,999 | 10 | |
| | ▫ \$600,000 to \$2,999,999 | 5 | |
| JOB BENEFITS | | | |
| A. | Total number of jobs created at facility of proposed project | | |
| | ▫ 250 or more | 25 | |
| | ▫ 100 to 249 | 20 | |
| | ▫ 50 to 99 | 15 | |
| | ▫ 25 to 49 | 10 | |
| | ▫ 10 to 24 | 5 | |
| B. | Total number of existing jobs at facility of proposed project | | |
| | ▫ 250 or more | 5 | |
| | ▫ 100 to 249 | 4 | |
| | ▫ 50 to 99 | 3 | |
| | ▫ 25 to 49 | 2 | |
| | ▫ 10 to 24 | 1 | |
| C. | Median employee salary (including existing and new employees) | | |
| | ▫ \$78,000 and above | 25 | |
| | ▫ \$66,000 to \$77,999 | 20 | |
| | ▫ \$54,000 to \$65,999 | 10 | |
| | ▫ \$48,000 to \$53,999 | 5 | |
| | ▫ Less than \$48,000 | 0 | |
| D. | Median employee compensation benefits | | |
| | Health Insurance | 2 | |
| | Dental Insurance | 1 | |
| | Vision Insurance | 1 | |
| | Life Insurance | 1 | |
| | Disability Insurance | 1 | |
| | Sick Leave (Paid) | 1 | |
| | Vacation (Paid) | 1 | |
| | Holidays (Paid) | 1 | |
| | Personal Days (Paid) | 1 | |
| | Employee Training | 2 | |
| | Tuition Reimbursement | 3 | |
| | 401k/Pension Plan | 2 | |
| | ESOP/Profit Sharing | 2 | |
| | Succession Plan | 3 | |
| REDEVELOPMENT BENEFITS | | | |

| | | | |
|---|---|---|------------------------|
| A. | Project redevelops a brownfield site. | 20 | |
| B. | Project utilizes an obsolete facility that has been vacant for at least one (1) year. | 10 | |
| C. | Project utilizes an obsolete facility that is at least twenty-five (25) years old. | 10 | |
| D. | Project develops in a Qualified Census Tract as designated by US Housing & Urban Development | 10 | |
| ECONOMIC DEVELOPMENT BENEFITS | | | |
| | The project will be used for a national or regional headquarters. | 10 | |
| INFRASTRUCTURE BENEFITS | | | |
| | The applicant pays for the installation of public infrastructure in the following amount | | |
| | ▫ \$900,000 or more | 10 | |
| | ▫ \$480,000 to \$899,999 | 6 | |
| | ▫ \$240,000 to \$479,999 | 3 | |
| TARGETED INDUSTRY | | | |
| | The project is an industry targeted by the Elkhart County Economic Development Corporation Strategic Plan | 20 | |
| | ▫ Agribusiness | | |
| | ▫ Advanced Recycling | | |
| | ▫ Automotive Tier I / Tier II Production | | |
| | ▫ Electronics | | |
| | ▫ Financial and Professional Services | | |
| | ▫ Health Care | | |
| | ▫ Robotics | | |
| | The project is an industry targeted by the Indiana Economic Development Corporation | 10 | |
| | ▫ Aerospace & Aviation | | |
| | ▫ Advanced Manufacturing | | |
| | ▫ Cybersecurity | | |
| | ▫ Defense & National Security | | |
| | ▫ Energy | | |
| | ▫ Information Technology (IT) | | |
| | ▫ Life Sciences | | |
| | ▫ Logistics & Transportation | | |
| | ▫ Motorsports | | |
| TOTAL POINTS (180 points possible) | | | 0 |
| | | OPTIONAL ECONOMIC HEALTH INDICATOR | |
| | <u>Unemployment Rate</u> | <u>Multiplier</u> | <u>Adjusted Points</u> |
| | 0.0% - 3.4% | 90% | 0 |
| | 3.5% - 5.0% | 95% | 0 |
| | 5.1% - 8.5% | 100% | 0 |
| | 8.6% and Above | 105% | 0 |
| TERM RECOMMENDATION | | | |
| Over 90 Points 10-Year Tax Phase-In | | | |
| 72 to 90 Points 7-Year Tax Phase-In | | | |
| 51 to 71 Points 5-Year Tax Phase-In | | | |
| 30 to 50 Points 3-Year Tax Phase-In | | | |

PERSONAL PROPERTY TAX PHASE-IN POINT SYSTEM

Projects will be considered for Phase-In if:

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2. The proposed new investment includes at least \$500,000 of Real Property that qualifies for Tax Phase-In
3. Construction has not begun and/or equipment has not been ordered or the equipment will be new to Indiana
4. In addition, if the applicant is not the company, authorization of the application must be obtained from the company

| TAX BASE BENEFITS | | Points Possible | Points Assigned |
|------------------------|---|-----------------|-----------------|
| A. | Total new investment in business personal property (or relocation of equipment from out of State) | | |
| | ▫ \$24,000,000 and above | 25 | |
| | ▫ \$12,000,000 to \$23,999,999 | 20 | |
| | ▫ \$6,000,000 to \$11,999,999 | 15 | 15 |
| | ▫ \$3,000,000 to \$5,999,999 | 10 | |
| | ▫ \$600,000 to \$2,999,999 | 5 | |
| JOB BENEFITS | | | |
| A. | Total number of jobs created at facility of proposed project | | |
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| | ▫ 100 to 249 | 20 | |
| | ▫ 50 to 99 | 15 | |
| | ▫ 25 to 49 | 10 | |
| | ▫ 10 to 24 | 5 | |
| B. | Total number of existing jobs at facility of proposed project | | |
| | ▫ 250 or more | 5 | |
| | ▫ 100 to 249 | 4 | |
| | ▫ 50 to 99 | 3 | 3 |
| | ▫ 25 to 49 | 2 | |
| | ▫ 10 to 24 | 1 | |
| C. | Median employee salary (including existing and new employees) | | |
| | ▫ \$78,000 and above | 25 | |
| | ▫ \$66,000 to \$77,999 | 20 | |
| | ▫ \$54,000 to \$65,999 | 10 | |
| | ▫ \$48,000 to \$53,999 | 5 | 5 |
| | ▫ Less than \$48,000 | 0 | |
| D. | Median employee compensation benefits | | |
| | Health Insurance | 2 | 2 |
| | Dental Insurance | 1 | 1 |
| | Vision Insurance | 1 | 1 |
| | Life Insurance | 1 | 1 |
| | Disability Insurance | 1 | 1 |
| | Sick Leave (Paid) | 1 | 1 |
| | Vacation (Paid) | 1 | 1 |
| | Holidays (Paid) | 1 | 1 |
| | Personal Days (Paid) | 1 | |
| | Employee Training | 2 | 2 |
| | Tuition Reimbursement | 3 | 3 |
| | 401k/Pension Plan | 2 | 2 |
| | ESOP/Profit Sharing | 2 | |
| | Succession Plan | 3 | |
| REDEVELOPMENT BENEFITS | | | |

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| ECONOMIC DEVELOPMENT BENEFITS | | | |
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| INFRASTRUCTURE BENEFITS | | | |
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| | ▫ Advanced Recycling | | 20 |
| | ▫ Automotive Tier I / Tier II Production | | |
| | ▫ Electronics | | |
| | ▫ Financial and Professional Services | | |
| | ▫ Health Care | | |
| | ▫ Robotics | | |
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| | ▫ Aerospace & Aviation | | |
| | ▫ Advanced Manufacturing | | |
| | ▫ Cybersecurity | | |
| | ▫ Defense & National Security | | |
| | ▫ Energy | | |
| | ▫ Information Technology (IT) | | |
| | ▫ Life Sciences | | |
| | ▫ Logistics & Transportation | | |
| | ▫ Motorsports | | |
| TOTAL POINTS (190 points possible) | | | 59 |
| OPTIONAL ECONOMIC HEALTH INDICATOR | | | |
| | <u>Unemployment Rate</u> | <u>Multiplier</u> | |
| | 0.0% - 3.4% | 90% | 53.1 |
| | 3.5% - 5.0% | 95% | 56.05 |
| | 5.1% - 8.5% | 100% | 59 |
| | 8.6% and Above | 105% | 61.95 |
| TERM RECOMMENDATION | | | |
| Over 51 Points 5-Year Tax Phase-In | | | |
| 30 to 50 Points 3-Year Tax Phase-In | | | |