

METROPOLITAN DEVELOPMENT COMMISSION OF

MARION COUNTY, INDIANA

PRELIMINARY ECONOMIC REVITALIZATION AREA RESOLUTION

Resolution No. 2023-A-030

PERSONAL PROPERTY TAX ABATEMENT

Truck Country of Indiana, Inc. d/b/a Stoops Freightliner-Western Star

1631 and 1851 West Thompson Road

WHEREAS, I.C. 6-1.1-12.1 allows a partial abatement of property taxes attributable to the installation of Equipment (hereinafter the "Project") in Economic Revitalization Areas; and

WHEREAS, I.C. 6-1.1-12.1 empowers the Metropolitan Development Commission (hereinafter "Commission") to designate Economic Revitalization Areas, determine the length of the abatement period and annual abatement schedule during the term of the abatement for such property and to limit the dollar amount of the deduction that will be allowed with respect to a Project, by following a procedure involving adoption of a preliminary resolution, provision of public notice, conducting of a public hearing, and adoption of a resolution confirming the preliminary resolution or a modified version of the preliminary resolution; and

WHEREAS, the Commission has established in Resolution No. 01-A-041, 2001, certain standards and procedures for the designation of Economic Revitalization Areas for the partial abatement of property taxes attributable to the installation of new equipment; and

WHEREAS, I.C. 6-1.1-12.1 requires an applicant for Economic Revitalization Area designation to provide a statement of benefits and requires the Commission, before it makes a decision to designate such an area as an Economic Revitalization Area, to determine that the Project can be reasonably expected to yield the benefits identified in the statement of benefits and determine that the totality of benefits arising from the Project is sufficient to justify Economic Revitalization Area designation; and

WHEREAS, a business (hereinafter "Applicant") named in the attachment to this Resolution, which attachment is hereby incorporated by reference, has an ownership interest in the geographical area (hereinafter "Subject Real Estate") described in such attachment; and

WHEREAS, the Applicant has requested that the Subject Real Estate be designated as an Economic Revitalization Area for the purpose of achieving property tax savings in connection with the installation on the Subject Real Estate of certain new manufacturing, logistical distribution, information technology, and/or research and development equipment (hereinafter "Specified New Equipment"); and

WHEREAS, during a hearing at 1:00 p.m. on Wednesday, August 2, 2023, the Commission received evidence about whether the Subject Real Estate should be designated as an Economic Revitalization Area and sufficient evidence was provided which tended to establish Assertions 1, 2, 3, 4, 5 and 6 stated on the attachment to this Resolution.

NOW, THEREFORE, BE IT RESOLVED:

1. The Subject Real Estate is preliminarily designated as an Economic Revitalization Area for an abatement period of seven (7) years with a proposed abatement schedule as shown on the attachment to this Preliminary Resolution. Final designation as an Economic Revitalization Area does not occur unless a resolution confirming this Preliminary Resolution is adopted in accordance with the governing statute.
2. Designation as an Economic Revitalization Area allows a partial abatement of property taxes only relative to Specified New Equipment. However, on the written request of the Applicant, the Director of the Department of Metropolitan Development is allowed to authorize in writing, substitutions, modifications and additions which are not substantial in nature to the specified New Equipment, prior to March 1 of the year in which the initial certified deduction application for new equipment is filed with the Indiana Department of Local Government Finance.
3. **The Economic Revitalization Area designation terminates December 31, 2024. Accordingly, partial abatement of property taxes is allowed relative to Specified New Equipment installed and in operation on the Subject Real Estate during the period August 16, 2023, to December 31, 2024.** However, termination of this designation does not limit the time the Applicant or successor owner is entitled to receive a partial abatement of property taxes, relative to Specified New Equipment installed on the subject real estate before termination of such designation, to a period of less than seven (7) years. Pursuant to IC 6-1.1-12.1-2 (i), the Commission hereby limits the dollar amount of the deduction that will be allowed, with respect to installation of specified new equipment in the ERA, to those respective tax savings attributable to an equipment investment of not greater than \$5,000,000.00.
4. The partial abatement of property taxes attributable to the installation of Specified New Equipment is subject to limitations contained in I.C. 6-1.1-12.1-4.5 (c) and (d).
5. This Economic Revitalization Area designation is limited to allowing partial abatement of property taxes attributable to the installation of the Specified New Equipment on the Subject Real Estate and does not allow the abatement of real property taxes attributable to redevelopment or rehabilitation activities under I.C. 6-1.1-12.1-3.
6. Under the authority of I.C. 6-1.1-12.1, the Commission directs the Department of Metropolitan Development to survey projects receiving Economic Revitalization Area designation for compliance with job creation/retention figures, salaries associated with these figures and investment figures contained in the applicant's approved statement of benefits form. The annual date of survey shall be contained in a final resolution designating the property as an Economic Revitalization Area.

7. The Commission fixes 1:00 p.m. on Wednesday, August 16, 2023, in the Public Assembly Room of the City-County Building for the public hearing of remonstrances and objections from persons interested in the Project and directs the publication of notice of public hearing in accordance with the governing statute. At this hearing, the Commission will take action relative to this Preliminary Resolution and determine whether the Subject Real Estate should be designated as an Economic Revitalization Area and fix the length of the abatement period at seven (7) years.
8. A copy of this Resolution shall be filed with the Marion County Assessor.

METROPOLITAN DEVELOPMENT COMMISSION

John J. Dillon III, President

Date

Approved as to Legal Form
and Adequacy this 25th day
of July, 2023

/s/Toae Kim

Toae Kim,
Deputy Chief Counsel

ATTACHMENT TO
METROPOLITAN DEVELOPMENT COMMISSION RESOLUTION
PERSONAL PROPERTY TAX ABATEMENT

FACTUAL INFORMATION

Applicant: Truck Country of Indiana, Inc. d/b/a Stoops

Subject Real Estate: 1631 and 1851 West Thompson Road

Perry Township Parcel Numbers: 5003100, 5023945 and 5033275

PROJECT DESCRIPTION

Currently headquartered in Dubuque, Iowa, Truck Country of Indiana (d/b/a Stoops Freightliner-Western Star) is the Indiana branch of a regional truck retail and service operation, with facilities in Iowa, Indiana, Illinois, Ohio, Michigan, and Wisconsin. Founded in 1957, Truck Country, has evolved into a major supplier of semi-tractors and trailers, as well as parts and service for such vehicles. Prior to acquisition by Truck Country in 2014, Stoops Freightliner-Quality Trailer, founded in 1988, had operated six truck sales and service facilities in Indiana; Truck Country now operates eight such facilities in the state.

Truck Country has acquired a 22.87-acre industrial property adjacent to their 19.31-acre existing facility at 1851 West Thompson Road, providing for a 42.18-acre redevelopment site. Truck Country has proposed to invest \$50,000,000 in real property improvements to renovate their existing facility, construct a new 215,000-square foot office and industrial building and a construct a new parking garage. The company is also planning a \$5,000,000 investment in roof-top solar panels to decrease reliance of fossil fuels and the electric grid. As a result of this significant investment in both real and personal property, Truck Country would commit to the retention of 225 existing jobs and would create 50 new jobs by 2025.

FACTUAL ASSERTIONS

1. The application was filed with the Department of Metropolitan Development prior to the New Equipment being installed.
2. The specified New Equipment meets the definition of "New Manufacturing Equipment", "New Logistical Distribution Equipment", "New Information Technology Equipment", and/or "New Research and Development Equipment" found in I.C. 6-1.1-12.1, as interpreted by the Indiana Department of Local Government Finance.
3. The specified New Equipment will be installed on the Subject Real Estate in one of the following types of facilities:

- ☐ Existing facility
- ☐ Expanded facility
- ☒ New facility
- ☐ Vacated or converted facility

4. The facility meets the appropriate requirements:

A. of an existing, expanded, or vacated or converted facility, and

- ☐ the area in which the facility is located has become "undesirable for normal development" (as defined in Metropolitan Development Commission Resolution No. 01-A-041, 2001), or
- ☐ the operation in the facility is a distressed business (as defined in Resolution No. 97-A-110, 1997), and
- ☐ the specified new equipment is being installed to relieve the conditions causing the business to be distressed, and
- ☐ the facility is technologically, economically, or energy obsolete, continued obsolescence of which may lead to a decline in employment and tax revenues.

B. of a new facility, and

- ☒ the area in which the facility is located has become "undesirable for normal development" (as defined in Metropolitan Development Commission Resolution No. 01-A-041, 2001), or
- ☐ the operation in the facility is a distressed business (as defined in Resolution No. 97-A-110, 1997), and
- ☐ the specified new equipment is being installed to relieve the conditions causing the business to be distressed, and
- ☐ the facility is technologically, economically, or energy obsolete, continued obsolescence of which may lead to a decline in employment and tax revenues.

5. The facility will benefit Marion County by creating or retaining permanent jobs, increasing the property tax base, avoiding environmental harm, securing the attraction, retention, or expansion of targeted businesses.

6. The Subject Real Estate on which the facility is or will be located

- ☒ outside an Allocation Area as defined in I.C. 36-7-15.1-26; or
- ☐ inside an Allocation Area but has been determined by the Commission to be acceptable for personal property tax abatement.

PROPOSED ABATEMENT SCHEDULE
PERSONAL PROPERTY TAX ABATEMENT

YEAR OF DEDUCTION	PERCENTAGE
1 st	100%
2 nd	85%
3 rd	71%
4 th	57%
5 th	43%
6 th	29%
7 th	14%

STAFF COMMENT
PERSONAL PROPERTY TAX ABATEMENT

Street Address:.....1631 & 1851 West Thompson Road

New Jobs Created.....50

Jobs Retained:225

Estimated Cost of Equipment: \$5,000,000.00

STAFF ANALYSIS

Truck Country of Indiana (d/b/a Stoops Freightliner-Western Star) is the Indiana branch of a regional truck retail and service operation, with facilities in six Midwestern states. Truck Country entered the Indiana market in 2014 with the acquisition of Stoops Freightliner-Quality Trailer in 2014. Truck Country has expanded from six truck sales and service facilities in Indiana at that time, to eight today.

Truck Country has proposed a significant redevelopment of their 42.18-acre property on Thompson Road, near I-69. The applicant would invest \$50,000,000 in real property improvements to construct a new 215,000-square foot office and industrial facility, renovate existing offices, and build a new, employee parking garage. The company is also planning a \$5,000,000 investment in roof-top solar panels and microgrid charging stations. The project would result in the retention of 225 existing jobs and would create 50 new jobs by 2025.

The proposed use and the planned real estate investments will result in net benefits for the County. The petitioner will be investing five percent of its estimated abatement savings to support Employ Indy's workforce development programs, specifically the Modern Apprenticeship program. This investment will allow for up to 10 apprenticeship opportunities at Truck Country annually, including diesel mechanic, sales, accounting and human resources positions.

The applicant is requesting tax abatement to assist in off-setting the high costs of investment associated with this proposed project. The granting of property tax abatement will assist the petitioner in making this project more economically feasible by phasing in the increased tax liability resulting from the investments. In staff's opinion, a project such as this would not be economically feasible without the tax abatement incentive. Staff believes that the use of tax abatement is an appropriate tool to assist with this project and support continued development within Marion County. For these reasons, staff believes tax abatement to be an appropriate tool for development.

Staff believes this project does comply with the requirements of Metropolitan Development Commission Resolution No. 01-A-041, 2001 concerning the granting of property tax abatement.

RECOMMENDATION: Staff recommends approval of seven (7) years personal property tax abatement.

TOTALITY OF BENEFITS

PETITIONER:

Truck Country of Indiana, Inc.
d/b/a Stoops Freightliner-Western Star

INVESTMENT:

Staff estimates that the proposed investment of \$5,000,000.00 should result in an increase to the tax base of approximately \$2,000,000.00 of assessed value in the first year of operation. Staff estimates that over the seven (7) year personal property tax abatement period the petitioner will realize savings of approximately \$164,789.06 (a 49.9% savings). During the abatement period, the petitioner is expected to pay an estimated \$165,527.49 in personal property taxes related to the new equipment. After the tax abatement expires, the petitioner can be expected to pay an estimated \$71,606.89 in personal property taxes annually related to the new equipment, in addition to \$29,572.38 in petitioner's annual personal property taxes paid on existing equipment (pay 2023).

EMPLOYMENT:

The petitioner estimates that this project will retain two hundred and twenty-five (225) positions at an average wage of \$30.00/hr. and will create fifty (50) new positions at an average wage of \$29.00/hr. Staff finds these figures to be reasonable for a project of this nature.

OTHER BENEFITS:

Staff believes this project is significant for Perry Township in terms of new taxes and potential job creation and retention. Furthermore, staff believes the petitioner's project will lead to continued future investment in Marion County.

STAFF COMMENT:

Staff believes the "Totality of Benefits" arising from the project are sufficient to justify the granting of the tax abatement.

Truck Country of Indiana, Inc.
1631 and 1851 West Thompson Road



Legend

-  Parcels
-  Project Site



0 370 740 1,480 Feet

Produced by: DMD REED June 12, 2023