

THE COMMON COUNCIL OF THE CIVIL CITY OF NEW ALBANY, INDIANA, WILL HOLD A REGULAR COUNCIL MEETING IN THE THIRD FLOOR ASSEMBLY ROOM IN THE CITY/COUNTY BUILDING ON MONDAY, JUNE 4, 2018 AT 7:00 P.M.

INVOCATION: To be given by ministers of different faiths, if present. If none are present, then a moment of reflection.

PLEDGE OF ALLEGIANCE:

ROLL CALL:

APPROVAL OR CORRECTION OF THE FOLLOWING MINUTES:

Regular Meeting Minutes for May 17, 2018

COMMUNICATIONS – PUBLIC (AGENDA ITEMS):

COMMUNICATIONS – COUNCIL:

COMMUNICATIONS – MAYOR:

COMMUNICATIONS – OTHER CITY DEPARTMENTS OR CITY OFFICIALS:

REPORTS – COMMITTEES, BOARDS OR OTHER OFFICIALS AS REQUESTED BY A MAJORITY VOTE OF THE COUNCIL:

HORSESHOE BOARD –Mr. Aebersold and Mr. Caesar

PLAN COMMISSION –Mr. Phipps

REDEVELOPMENT COMMISSION – Mr. Barksdale

ONE SOUTHERN INDIANA - Presentation by Mr. Matt Hall and Mr. Paul Holba

APPROVAL OF CF-1 FORMS:

INTRODUCTION OF ORDINANCES:

READING

G-18-06 Authorizing the Entry by the City of New Albany into A BOT Lease Agreement and Related Documents, Pledging Certain Repayment Sources Thereto and Taking Certain Other Actions Related Thereto; and Further Authorizing the Removal of a Local Income Tax (Formerly Known as Economic Development Income Tax) Pledge to Certain Sewage Works Bonds of the City of New Albany

Barksdale 3

INTRODUCTION OF RESOLUTIONS:

R-18-04 Resolution Concerning Statement of Benefits for Real Property and Personal Property for Sazerac of Indiana, LLC by the Common Council of the City of New Albany

Caesar

BOARD APPOINTMENTS:

COMMUNICATIONS – PUBLIC (NON-AGENDA ITEMS):

ADJOURN:

INDIVIDUALS WITH DISABILITIES WHO MAY REQUIRE SPECIAL ASSISTANCE TO ATTEND THE ABOVE MENTIONED MEETINGS MAY MAKE THEIR REQUEST KNOWN BY CONTACTING THE CITY CLERK IN ROOM 332 OF THE CITY/COUNTY BUILDING OR BY CALLING 948.5336

**THE COMMON COUNCIL OF THE CIVIL CITY OF NEW ALBANY,
INDIANA, HELD A REGULAR COUNCIL MEETING IN THE THIRD FLOOR
ASSEMBLY ROOM OF THE CITY/COUNTY BUILDING ON THURSDAY,
MAY 17, 2018 AT 7:00 P.M.**

MEMBERS PRESENT: Council Members Mr. Coffey, Mr. Caesar, Mr. Phipps, Mr. McLaughlin, Mr. Nash, Mr. Blair, Mr. Aebersold, Mr. Barksdale and President Knable.

ALSO PRESENT: Ms. Stein, Police Officer Davis, Mr. Hall, Mr. Gibson and Mrs. Glotzbach

President Knable called the meeting to order at 7:00 p.m.

MOMENT OF REFLECTION

PLEDGE OF ALLEGIANCE:

ROLL CALL:

APPROVAL OR CORRECTION OF THE FOLLOWING MINUTES:

Mr. Phipps moved to approve the Work Session Meeting Minutes for May 7, 2018, **Mr. McLaughlin** second, all voted in favor.

Mr. McLaughlin moved to approve the Public Hearing Meeting Minutes for May 7, 2018, **Mr. Phipps** second, all voted in favor.

Mr. Barksdale moved to approve the Regular Meeting Minutes for May 7, 2018, **Mr. Caesar** second, all voted in favor.

COMMUNICATIONS – COUNCIL:

Mr. Barksdale reminded everyone of the tree walk on Saturday morning starting at the Farmer's Market at 10:00 a.m. He then said that he felt it was important to acknowledge two nationally acclaimed New Albany High School students. He stated that the council president's son, Harrison Knable, was named 2018 Presidential Scholar which means he is one of the top 171 students in the entire nation. He stated that the second student is Romeo Langford who was a McDonald's All American, Gatorade Player of the Year, Indiana's Mr. Basketball and one of the top five recruits in his class in the nation. He said we have two nationally acclaimed students, which is so exciting, but it is even better because they are both going to IU.

Dr. Knable thanked Mr. Barksdale.

COMMUNICATIONS – MAYOR:

Mr. Hall stated that Mayor Gahan wanted to invite everyone to the Back In Time Car Club Spring 2018 Car Show this Sunday from 10:00 a.m. until 4:00 p.m. He said that the proceeds do benefit the New Albany Fire Department Toy Drive and the New Albany Police Department Cops for Kids program.

COMMUNICATIONS – OTHER CITY DEPARTMENTS OR CITY OFFICIALS:

**REPORTS – COMMITTEES, BOARDS OR OTHER OFFICIALS AS
REQUESTED BY A MAJORITY VOTE OF THE COUNCIL:**

POLICE DEPARTMENT – Mr. Blair, Mr. Aebersold and Mr. McLaughlin

Mr. McLaughlin stated that he touched base with Police Chief Bailey with some issues including Mr. Tony Nava's concerns. He explained that they have addressed those issues as well as the temporary camp set up behind the trailer business on 8th Street, which has been cleaned out.

Dr. Knable asked if chief had any foreshadowing on fleet needs for the year.

Mr. McLaughlin stated that he didn't at this time. He said that he will give him a call back on that.

Mr. Blair stated that if he does that, he thinks it is important that the police committee looks at what cars are being replaced and what their needs are and so forth.

FIRE DEPARTMENT – Mr. Caesar, Mr. Phipps and Mr. McLaughlin

Mr. McLaughlin stated that he spoke with Fire Chief Juliot a couple of weeks ago and he doesn't know of any requests coming up in the near future.

SCHOOL & LIBRARY – Mr. Barksdale and Mr. Phipps

Mr. Barksdale stated that he and Mr. Phipps discussed bringing someone in from the school corporation to update the council on the wonderful facilities that are going up and that Dr. Brad Snyder couldn't be at the meeting tonight. He then introduced Mr. Bill Wischart in his place and said that he is by all means equally qualified.

NEW ALBANY/FLOYD COUNTY SCHOOL CORPORATION

Mr. Bill Wischart, Director of Facilities, passed out handouts for the council to review and stated that Dr. Snyder wanted him to convey their gratitude to the council for their support of the referendum which was the first referendum in Indiana to go through. He stated that on Wednesday, July 25th at 11:30 a.m. they are having a soft grand opening and ribbon cutting at Green Valley Elementary School and on the 9th of September they will have a larger celebration for the opening of the school. He said that the process they followed was that they tried to stagger bidding on all of the projects so they wouldn't be competing against themselves and to maximize competition. He stated that Highland Hills was the first project out and was a small project so it is already completed. He also stated that Green Valley Elementary was a first project and most aggressive start. He said that the goal was to get it dried in before winter and they did that so it is nearly completed other than laying floors so they are at a good point to start school. He also said that Prosser was another job that they jumped on very heavily and reviewed the rendering in the packet with the council. He then stated that Slate Run School was originally going to be completed in 2020 but they are already in progress now and reviewed that rendering in the packet with the council. He moved on to New Albany High School and stated that it has structural steel up and walls torn out so things are moving along very nicely. He said that bids came in very well for Floyds Knobs and they have started work there. He said that looking to the future, they are doing a feasibility study on Greenville Elementary since bidding has been so successful and things have been falling within budget as well as bond sales being very successful. He said that they think they can add four classrooms there and expand the building which is beyond the original scope of the referendum. He stated that they are also hoping to put an artificial soccer field at the front of Green Valley Elementary. He added that they had to displace a practice field at Prosser. He then said that they are looking at tearing the old Green Valley School down in late summer or early fall. He stated that they have been very fortunate with having good contractors and good aggressive bidding.

Mr. Caesar asked what the school year is.

Mr. Wisehart stated that school starts the last week in July.

Mr. Caesar asked if Green Valley will be opened then.

Mr. Wisehart replied yes.

Mr. Caesar asked if the students at Slate Run will have to attend Graceland for one more year.

Mr. Wisehart replied yes and stated that if they can get it done by Christmas, they will probably try to move them mid-semester, but right now it looks like that project will finish up right around spring break. He said that with that being so close to ISTEP testing, they probably won't want to make the move at that time.

Mr. McLaughlin stated that he and Mr. Aebersold received complaints about the loud noise above the gym at the high school. He asked if that turned out to be the air handler.

Mr. Wisehart stated there is an air cool chiller on the roof and there is a water cool chiller inside the mechanical room. He said the high school has an unusual HVAC system which runs air conditioners in the winter and the boilers in the summer. He also said they found that they had a problem in the sequence where it should have been running on the inside instead of the outside but they did correct that. He explained that they are also looking at putting sound blankets on the compressors because it is a very noisy chiller and added that the chiller is scheduled for replacement sometime next year.

Mr. Barksdale thanked Mr. Wisehart for coming in.

Mr. Wisehart thanked the council again and said that they are trying to be good stewards with the money and get as much as they can out of it.

Mr. Coffey stated that he is really impressed with the work they have accomplished and never would've dreamed that they would already be at this point.

APPROVAL OF CF-1 FORMS:

INTRODUCTION OF ORDINANCES:

READING

G-18-06 Authorizing the Entry by the City of New Albany into A BOT Lease Agreement and Related Documents, Pledging Certain Repayment Sources Thereto and Taking Certain Other Actions Related Thereto; and Further Authorizing the Removal of a Local Income Tax (Formerly Known as Economic Development Income Tax) Pledge to Certain Sewage Works Bonds of the City of New Albany

Barksdale 3

Mr. Barksdale tabled this item so that it could be referred to a special committee and then brought back to the council.

Mr. Coffey told Mr. Barksdale that he is glad that he is tabling it because he is not against doing something with that building, but he just thinks that a city hall is the worst possible project. He added that we need real retail in that area. He then stated that when Mayor Overton was in office, L.I. Bean looked at that building and decided not to move there so they must've seen something.

Dr. Knable stated that he is going to name Mr. Barksdale, Mr. Caesar and himself to the committee and asked that questions be submitted to them by phone and/or in writing.

Mr. Barksdale asked that they be submitted by Sunday evening.

Mr. Coffey asked if the meeting is going to be open to the public and then pointed out that every time there is a board appointment, the independent members get left out. He said he feels that Mr. Blair should be included because he understands the loans.

Dr. Knable stated that three on the committee are the three on the committee and they will be able to utilize anyone that they want to. He added that the initial meeting will not be public but he expects to hold a public meeting before it comes back before the council.

COMMUNICATIONS – PUBLIC (AGENDA ITEMS):

Mr. Roger Baylor stated that he feels that if this is such an important project then he would love to see the mayor present to talk about it himself because he gets a little weary hearing from a spokesman for the mayor at every meeting.

Dr. Jessica Gradel, 152 E. Main Street, stated that last meeting she listened to the discussion of the project and though the lack of transparency about the building was concerning, it was even more concerning for her to find that this undertaking was not a done deal as she was led to believe by talking with community members and from news reports. She said that for the last year she has thought that this was a done deal and last week her heart sank when she learned differently. She stated that New Albany's downtown is picking itself up with private investors like the Carters rehabbing neglected buildings and it has brought in young professionals like herself to support and serve the community. She also stated that the YMCA showed everyone that the downtown area still has potential and geographic draw to support a vibrant community of small businesses which is imperative to have sustainable growth. She said that the Reisz building is an eyesore on New Albany's Riverfront and hindering further growth. She also said that she walks by the building every day with its broken windows, stray cats and displaced bricks, but it has potential to be something more but is a large project to undertake. She feels that backing out at this point would signal a lack of support by the city for redevelopment of the downtown district. She believes it is in the best interest of the community to move forward with this project and has spoken with other business owners who are very supportive. She then added that her office literally shares a wall with that building.

Mr. Alan Butts, Owner of Coffee Crossings and 410 Bakery, stated that he was also surprised like Dr. Gradel that this project wasn't a done deal. He said that they hired a chef at 410 Bakery to serve breakfast and lunch because of what they expected to be happening next door. He explained that they will obviously benefit from the project by being right next door and is very much in favor of it. He then explained that the YMCA was a boom for the downtown area and feels that downtown could use another one and that this building would be one. He said that recently several downtown businesses have closed and others have expressed that they are struggling as they are just because they don't have enough people walk through the door. He added that their reviews are first rate but you have to have enough people come in. He would like to see the project happen from the standpoint of adding something really fresh to brighten up the area and feels that it would be an outstanding boom to the downtown community.

Mr. Kent McDaniel stated that he doesn't have an opinion on it but this is a big deal and should get a majority vote that has nothing to do with politics. He said that when you look at the dynamic between the city and the county, it is like a marriage in that you depend on one another but don't always get along. He also said that things done in haste such as building the Titanic as compared to the Queen Mary, which was well built, can

go dreadfully wrong. He recommended taking a second look and take the politics out of it and appoint a small committee to get all questions and concerns answered and be as transparent as possible. He then asked if we are ready to launch a possible Titanic or a Queen Mary.

INTRODUCTION OF RESOLUTIONS:

BOARD APPOINTMENTS:

COMMUNICATIONS – PUBLIC (NON-AGENDA ITEMS):

Mr. Michael Sorrels, 208 Cherry Street, stated that he spoke with many of the council members for several years about Bono Road and he recently drove down it and thinks it is very beautiful now. He then thanked them for taking care of it.

Mr. Roger Baylor read a statement into the record regarding the Taco Walk. The full statement is on file in the city clerk's office. He stated that there are two fundamental problems, neither of which the organization has been willing to address openly. He said that the first one is cultural appropriation and explained that the most recent numbers show that the population of New Albany is 85% White, 8% African-American and 3% Hispanic/Latino. He then explained that the Taco Walk was brought to DNA in 2017 by a citizen volunteer named Kelly Winslow, as a way of showcasing any and all downtown restaurants willing to fashion a taco, without reference to ethnicity, including Japanese tacos, vegan tacos, fudge tacos or any other creative flourish. He stated that DNA, with the governing committee itself, minus Winslow (the volunteer, who was horrified) brought sombreros and maracas to Taco Walk, then added the creative twist of parading through the streets while singing the Frito Bandito corn chip theme song, and posing for photos in the News and Tribune – which also failed to notice what was happening. He stated that there are good reasons to wear a sombrero, but cultural appropriation is when you borrow the symbols and use them to reinforce a stereotype, which in this instance is the view that while Mexicans are happy napping while using a sombrero as shade, and rising from their naps to sing and dance, it's unlikely they'll do any useful work – and this, as most of us should know by now, is really, really dumb. He said that the second issue has to do with Winslow, who brought the idea to DNA in the first place, thinking she'd found an organization to partner with, but was very disappointed in the way Taco Walk went down. She decided to take her idea and decline further participation, to which DNA said nope, it's ours now. He said that from where he is sitting, DNA has been bullying and trolling Winslow ever since, and he's not the only one who's noticed it. He then said that he'd like to ask at what point this organization, which he believes still receives a funding tithe each year from the city, is held accountable for matters like these – like cultural appropriation and infringement of intellectual property rights. He then added that last year, seeing a Taco Walk board member wearing a sombrero, shaking maracas and singing the Frito Bandito song made one employee of a downtown eatery cry.

ADJOURN:

There being no further business before the board, the meeting adjourned at 7:40 p.m.

Al Knable, President

Vicki Glotzbach, City Clerk

RESOLUTION NO. R-18-04

COMMON COUNCIL OF THE CITY ALBANY, INDIANA

A RESOLUTION CONCERNING STATEMENT OF BENEFITS FOR REAL PROPERTY AND PERSONAL PROPERTY FOR SAZERAC OF INDIANA, LLC

WHEREAS, Sazerac Company Inc. dba Sazerac of Indiana, LLC (“Business”) after working with city staff and officials regarding locating business operations in New Albany has petitioned the City Council through Indiana Code, I.C. 6-1-12.1 for a deduction in real property taxes and personal property taxes to be assessed on property located at 707 Pillsbury Lane New Albany, Indiana;

WHEREAS, as an adaptive reuse project, the proposed investment has been awarded credits through the Indiana Economic Development Corporation (“IEDC”) Industrial Recovery Tax Credit program using the estimated abatement savings as the local community match.

WHEREAS, the Business has submitted a Statement of Benefits on the forms prescribed by the Department of Local Government Finance for such purpose under I.C. 6-1.1-12.1-3 and I.C. 6-1.1-12.1-4.5, which statements include a description and estimate of cost for the Phase of the real property improvements and personal property investments, a description of the total project, an estimate of the number of individuals who will be employed, an estimate of annual salaries for these individuals and an estimated start and completion date;

WHEREAS, this Council has previously determined and reaffirms the area in which the proposed new business project is located in New Albany, Indiana is an economic revitalization area pursuant to Indiana Code 6-1.1-12.1-5 *et seq.* (Resolution No. 97-20);

WHEREAS, this Council has reviewed the Statements of Benefits and incorporates the Statements of Benefits submitted herein (Exhibit “A” & “B”).

NOW, THEREFORE BE IT RESOLVED by the New Albany City Council, State of Indiana as follows:

1. The estimate value of the qualifying real property improvement of \$6,800,000.00 is reasonable for projects of the nature described in the Statement of Benefits submitted by the Business.
2. The estimate value of the qualifying personal property improvement of \$53,600,000.00 is reasonable for projects of the nature described in the Statement of Benefits submitted by the Business.
3. The estimate of the number of 110 individuals who will be employed can be reasonably expected to result from the proposed described redevelopment or improvements.
4. The estimate of the annual salaries of \$5,491,200.00 of those individuals who will be added can be reasonably expected to result from the proposed described redevelopment or improvements.

5. That the purchase of qualifying manufacturing equipment must be purchased within three years.
6. That the taxes lessened from the granting of this abatement shall be used for manufacturing equipment up to the purchase price of \$53,600,000.00, and for improvements in real estate up to the value of \$6,800,000.00.
7. That all other information and required forms have been filed by the Business and the benefits described in such information can be reasonably expected to result of proposed investment.
8. That the totality of benefits for said redevelopment is sufficient to justify the deduction.
9. That this City Council hereby approves the applications for deduction presented by the Statements of Benefits filed by Recipient and said company shall be entitled to deductions for a period of ten (10) years for improvements to real property and a period of five (5) years for eligible investments in personal property pursuant to Ind. Code 6-1.1-12.1 *et seq.* (Resolution No. 16-09), with the timely filing and perfection thereof with the Floyd County Auditor's Office.

This Resolution shall ratify the New Albany City Council's affirmative vote to grant said tax abatement to Recipient and shall be in full force and effect after its passage and approval.

So Resolved by this City Council at a properly noticed and convened regular meeting this _____ day of June, 2018.

**COMMON COUNCIL OF THE
CITY OF NEW ALBANY, INDIANA**

Al Knable, PRESIDENT
COMMON COUNCIL, NEW ALBANY

Attested by:

Vicki Glotzbach, New Albany City Clerk

CERTIFICATE OF PRESENTATION TO MAYOR

The undersigned hereby certifies that on the ____ day of June, 2018, the above Resolution was PRESENTED by me, as the duly elected Clerk of the City of New Albany, Indiana, to the Mayor of the City of New Albany, Indiana.

Vicki Glotzbach, New Albany City Clerk

APPROVAL BY MAYOR

The undersigned, as of this _____ day of June, 2018, and as the duly elected Mayor of the City of New Albany, Indiana, hereby APPROVES the above Resolution authorized by the provisions of IC 36-4-6-16 and as evidenced by my signature affixed below.

Jeff M. Gahan, Mayor

Attested by:

Vicki Glotzbach, New Albany City Clerk

EXHIBIT

A



**STATEMENT OF BENEFITS
PERSONAL PROPERTY**

State Form 51764 (R4 / 11-15)
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

- 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.
- 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.
- 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.
- 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)
- 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 Sazerac Company Inc. dba Sazerac of Indiana, LLC			Name of contact person Jeff Conder					
Address of taxpayer (number and street, city, state, and ZIP code) 10400 Linn Station Road, Louisville, KY, 40223				Telephone number (502) 815-2404				
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT								
Name of designating body City of New Albany Common Council			Resolution number (s) R-18-___					
Location of property 707 Pillsbury Lane		County Floyd		DLGF taxing district number 008				
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.) Installation of processing, blending, and packaging equipment, and related IT equipment, necessary to establish a world-class Sazerac bottling facility at the former General Mills dough plant.				ESTIMATED				
					START DATE	COMPLETION DATE		
				Manufacturing Equipment	07/01/2018	12/31/2020		
				R & D Equipment				
				Logist Dist Equipment				
IT Equipment	07/01/2018	12/31/2020						
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT								
Current number 0	Salaries 0	Number retained 0	Salaries 0	Number additional 110	Salaries \$5,491,200.00			
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	0					0	
	Plus estimated values of proposed project	\$52,400,000					\$1,200,000	
	Less values of any property being replaced	0					0	
Net estimated values upon completion of project	\$52,400,000					\$1,200,000		
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 				Date signed (month, day, year) May 21, 2018				
Printed name of authorized representative Jeff Conder			Title VP, Manufacturing					

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. 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.

EXHIBIT

B



**STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51767 (R8 / 10-14)

Prescribed by the Department of Local Government Finance

2020 PAY 2021
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):

- 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:

- 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.
- 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.
- 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 March 1 and May 10 of a subsequent year.
- 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)
- 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 Sazerac Company Inc. dba Sazerac of Indiana, LLC					
Address of taxpayer (number and street, city, state, and ZIP code) 10400 Linn Station Road, Louisville, KY, 40223					
Name of contact person Jeff Conder		Telephone number (502) 815-2404		E-mail address jconder@sazerac.com	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body City of New Albany Common Council				Resolution number R-18-_____	
Location of property 707 Pillsbury Lane		County Floyd		DLGF taxing district number 008	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) The project entails the acquisition and improvement of the former General Mills facility, transforming it from a dough packaging plant into a bottling, packaging and distribution facility to meet market demand and build additional capacity for Sazerac, a global leader in the spirits industry. Building improvements are estimated at \$6.8 million.				Estimated start date (month, day, year) July 2018	
				Estimated completion date (month, day, year) December 2020	
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number 0.00	Salaries \$0.00	Number retained 0.00	Salaries \$0.00	Number additional 110.00	Salaries \$5,491,200.00
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
			REAL ESTATE IMPROVEMENTS		
			COST	ASSESSED VALUE	
Current values				1,652,400.00	
Plus estimated values of proposed project			6,800,000.00	6,800,000.00	
Less values of any property being replaced					
Net estimated values upon completion of project			6,800,000.00	8,452,400.00	
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) May, 21, 2018	
Printed name of authorized representative Jeff Conder			Title VP, Manufacturing		

FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed 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 _____.
- 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 the 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)	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.

- 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. 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. 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.