

RESOLUTION NO. 2013 - 10  
[S B & F / IBC Coatings Group - 2013 Addition and New Mftr Equipment]

**RESOLUTION APPROVING STATEMENT OF BENEFITS FOR PROPOSED  
BUILDING EXPANSION AND EQUIPMENT INSTALLATION IN ECONOMIC  
REVITALIZATION AREA AND ALLOWING TAX ABATEMENT BENEFITS**


WHEREAS, the Common Council of the City of Lebanon has received and considered Statement of Benefits (Form SB-1/Real Property) and Statement of Benefits (Form SB-1/PP) filed by S B & F, LLC, an Indiana limited liability company, and IBC Coatings Technologies, Inc. and IBC Materials & Technologies, Inc. ("Applicants") for approval of tax abatement benefits with regard to (i) a proposed 9,200 sf addition to an existing building at 902 Hendricks Drive, Lebanon, constructed in a two-acre Economic Revitalization Area previously designated and confirmed by Council Resolution No. 2002-07 and later modified by Resolutions No. 2011-07 and 2012-04 pursuant to IND. CODE § 6-1.1-12.1-1 *et seq.*, and (ii) new manufacturing equipment to be installed by Applicants in the to-be-expanded building; and

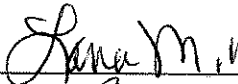
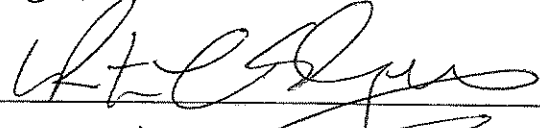
WHEREAS, the Council has determined and now finds that the expected employment and property tax benefits from the proposed addition to the real estate and expansion of the business conducted thereon justify the granting of ten years of property tax abatement for the new assessed value attributed to and resulting from the 2013 addition to the building and the 2013 manufacturing equipment described in the SB-1 / PP.

NOW, THEREFORE, BE IT RESOLVED that the Statements of Benefits are approved for S B & F, LLC, the real estate owner, and IBC Coatings Technologies, Inc. and IBC Materials & Technologies, Inc., the operating tenants therein, are entitled to the deduction in the assessed value of the 2013 improvements to the real estate and the qualifying equipment to be installed

therein for a period of ten (10) years after completion of the addition and installation of the equipment in accordance with Indiana law upon the filing of the required deduction applications and compliance with the other provisions of IND. CODE § 6-1.1-12.1-1 *et seq.*


Adopted by the Council this 28<sup>th</sup> day of May, 2013.

  
\_\_\_\_\_  
Steve Lang

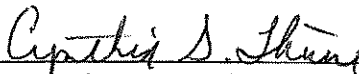
  
\_\_\_\_\_  
  
\_\_\_\_\_  
Keith Campbell

MIKE KINCAID - ABSENT

John Copeland - ABSENT

  
\_\_\_\_\_  
Harold (Huck) Lewis, Mayor

ATTEST:

  
\_\_\_\_\_  
Cynthia S. Thayer, Clerk-Treasurer  
City of Lebanon  
430558v3



**STATEMENT OF BENEFITS  
REAL ESTATE IMPROVEMENTS**

State Form 51767 (R4 / 2-13)  
Prescribed by the Department of Local Government Finance

2014 PAY 2015

FORM SB-1 / Real Property

**PRIVACY NOTICE**

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1(c) and (d).

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:**

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** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987, and areas designated after July 1, 1987, require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, **BEFORE** a deduction may be approved.
3. 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. If the property owner misses the May 10 deadline in the initial year of occupation, he can apply between March 1 and May 10 of a subsequent year.
4. Property owners whose Statement of Benefits was approved after June 30, 1991, must attach a Form CF-1/Real Property annually to the application to show compliance with the Statement of Benefits. [IC 6-1.1-12.1-5.1(b) and IC 6-1.1-12.1-5.3(j)].
5. The schedules established under IC 6-1.1-12.1-4(d) for rehabilitated property apply to any economic revitalization areas designated after June 30, 2000, unless an alternative deduction schedule is adopted by the designating body (IC 6-1.1-12.1-17). The schedules effective prior to July 1, 2000, shall continue to apply to economic revitalization areas designated before July 1, 2000.

**SECTION 1 TAXPAYER INFORMATION**

Name of taxpayer <b>S B &amp; F, LLC</b> (IBC Coatings Bldn - 2013 Addition)		
Address of taxpayer (number and street, city, state, and ZIP code) <b>902 Hendricks Dr., Lebanon, Indiana 46052</b>		
Name of contact person <b>Solomon Berman</b>	Telephone number <b>( 765 ) 482-9802</b>	E-mail address <b>admin@ibccoatings.com</b>

**SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT**

Name of designating body <b>Common Council of City of Lebanon</b>		Resolution number <b>2013 - 10</b>
Location of property <b>902 Hendricks Dr., Lebanon</b>	County <b>Boone</b>	DLGF taxing district number <b>06-001-02</b>
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) <b>9,200 sf addition to northwest end of existing IBC Coatings building on a two-acre parcel previously designated as ERA</b>		Estimated start date (month, day, year) <b>06/01/2013</b>
		Estimated completion date (month, day, year) <b>10/31/2013</b>

**SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT**

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
<b>35.00</b>	<b>\$850,000.00</b>	<b>35.00</b>	<b>\$850,000.00</b>	<b>4.00</b>	<b>\$110,000.00</b>

**SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT**

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values	<b>727,000.00</b>	<b>727,000.00</b>
Plus estimated values of proposed project	<b>300,000.00</b>	<b>300,000.00</b>
Less values of any property being replaced	<b>0.00</b>	<b>0.00</b>
Net estimated values upon completion of project	<b>1,027,000.00</b>	<b>1,027,000.00</b>

**SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER**

Estimated solid waste converted (pounds) <b>0.00</b>	Estimated hazardous waste converted (pounds) <b>0.00</b>
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Other benefits  
**None**

**SECTION 6 TAXPAYER CERTIFICATION**

I hereby certify that the representations in this statement are true.

Signature of authorized representative 	Title <b>Member</b>	Date signed (month, day, year) <b>5/28/13</b>
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**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 N/A calendar years\* (see below). The date this designation expires is N/A.
- 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 \$ N/A.
- D. Other limitations or conditions (specify) none
- E. The deduction is allowed for ten (10) years\* (see below).
- F. Did the designating body adopt an alternative deduction schedule per IC 6-1.1-12.1-17?  Yes  No  
 If yes, attach a copy of the alternative deduction schedule to this form.

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) <i>Harold Duckert</i> Mayor	Telephone number (765) 482-1201	Date signed (month, day, year) 5/25/13
Attested by (signature and title of attester) <i>Cynthia Shinn</i> Clerk-Treas.	Designated body Common Council of Lebanon	

\* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4.

- A. For residentially distressed areas, the deduction period may not exceed five (5) years.
- B. For redevelopment and rehabilitation or real estate improvements:  
 1. If the Economic Revitalization Area was designated prior to July 1, 2000, the deduction period is limited to three (3), six (6), or ten (10) years.  
 2. If the Economic Revitalization Area was designated after June 30, 2000, and is not in a residentially distressed area, the deduction period may not exceed ten (10) years.



**STATEMENT OF BENEFITS  
PERSONAL PROPERTY**

State Form 51764 (R2 / 12-11)  
Prescribed by the Department of Local Government Finance

**FORM SB-1 / PP**

**PRIVACY NOTICE**

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1 (c) and (d).

**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. "Projects" planned or committed to after July 1, 1987, and areas designated after July 1, 1987, require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to installation of the new manufacturing equipment and development equipment and/or logistical distribution equipment and/or information technology equipment, **BEFORE** a deduction may be approved
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 March 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 March 1 and the extended due date of that year.
4. Property owners whose Statement of Benefits was approved after June 30, 1991, must submit Form CF-1 / PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
5. The schedules established under IC 6-1.1-12.1-4.5(d) and (e) apply to equipment installed after March 1, 2001, unless an alternative deduction schedule is adopted by the designating body (IC 6-1.1-12.1-17).

SECTION 1 TAXPAYER INFORMATION	
Name of taxpayer <b>IBC COATINGS TECHNOLOGIES, INC. AND IBC MATERIALS &amp; TECHNOLOGIES, INC. (2013 NME addn)</b>	
Address of taxpayer (number and street, city, state, and ZIP code) <b>902 Hendricks Dr., Lebanon, Indiana 46052</b>	
Name of contact person <b>Solomon Berman</b>	Telephone number <b>(765) 482-9802</b>

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT	
Name of designating body <b>Common Council of City of Lebanon</b>	
Resolution number (s) <b>2013-- 10</b>	
Location of property <b>902 Hendricks Drive, Lebanon</b>	County <b>Boone</b>
DLGF taxing district number <b>06-001-02</b>	
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) <b>Laser cladding, Ion Plasma Nitrider +DLC, Painting Line, Cold Spray System, and MPO System to be installed in 2013 as part of bldn addition</b>	<b>ESTIMATED</b>
	START DATE      COMPLETION DATE
	Manufacturing Equipment <b>7/1/13</b> <b>12/31/13</b>
	R & D Equipment
	Logist Dist Equipment
IT Equipment	

SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number <b>35</b>	Salaries <b>\$850,000</b>	Number retained <b>35</b>	Salaries <b>\$850,000</b>	Number additional <b>4</b>	Salaries <b>\$110,000</b>

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							
	Plus estimated values of proposed project	<b>\$2.0m</b>						
	Less values of any property being replaced							
Net estimated values upon completion of project								

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER	
Estimated solid waste converted (pounds) <b>0</b>	Estimated hazardous waste converted (pounds) <b>0</b>
Other benefits: <b>None</b>	

SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of authorized representative 	Title <b>President</b>	Date signed (month, day, year) <b>5/28/13</b>

**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 N/A calendar years \* (see below). The date this designation expires is N/A.

- B. The type of deduction that is allowed in the designated area is limited to:
- 1. Installation of new manufacturing equipment;  Yes  No
  - 2. Installation of new research and development equipment;  Yes  No
  - 3. Installation of new logistical distribution equipment.  Yes  No
  - 4. Installation of new information technology equipment;  Yes  No

C. The amount of deduction applicable to new manufacturing equipment is limited to \$ N/A cost with an assessed value of \$ N/A.

D. The amount of deduction applicable to new research and development equipment is limited to \$ N/A cost with an assessed value of \$ N/A.

E. The amount of deduction applicable to new logistical distribution equipment is limited to \$ N/A cost with an assessed value of \$ N/A.

F. The amount of deduction applicable to new information technology equipment is limited to \$ N/A cost with an assessed value of \$ N/A.

G. Other limitations or conditions (specify) None

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 on or after July 1, 2000, is allowed for:

- 1 year
- 2 years
- 3 years
- 4 years
- 5 years \*\*
- 6 years
- 7 years
- 8 years
- 9 years
- 10 years \*\*

\*\* For ERA's established prior to July 1, 2000, only a 5 or 10 year schedule may be deducted.

I. Did the designating body adopt an alternative deduction schedule per IC 6-1.1-12.1-17?  Yes  No  
If yes, attach a copy of the alternative deduction schedule to this form.

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: (signature and title of authorized member) Mayor	Telephone number (765) 482-1201	Date signed (month, day, year) 5/28/13
Attested by: Cynthia S. Thies, Treas.	Designated body Common Council of Lebanon	

\* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4.5