

**KOSCIUSKO COUNTY  
REDEVELOPMENT COMMISSION**

**RESOLUTION NO. 20-10-08-001**

**Approval of Applications for Property Tax  
Deductions**

WHEREAS, the Kosciusko County Council ("County Council") has, pursuant to Resolution No. 06-05-01 Dreyfus; Resolution No. 13-08-08-001; Resolution No. 2017-08-10-001 and Resolution No. 19-10-10-002, designated the real estate described in said resolutions as an economic revitalization area ("ERA") and has approved statements of benefits of Louis Dreyfus Agricultural Industries LLC submitted for each Resolution to the County Council for tax abatement in said ERA ("Statements of Benefits");

WHEREAS, the County Council will, on October 8, 2020, consider an application filed by Louis Dreyfus Agricultural Industries LLC an application for additional tax abatement as indicated in the SB-1/PP and SB-1/RE forms filed with County Council on September 11, 2020, copies of which and Supplements thereto are attached as Exhibit A.

WHEREAS, the Kosciusko County Redevelopment Commission ("Redevelopment Commission") acknowledges that the ERA is located in an allocation area designated by the Redevelopment Commission; and

WHEREAS, pursuant to Ind. Code Section 6-1.1-12.1-2(k), applications for property tax deductions provided by Ind. Code Section 6-1.1-12.1 must be approved by the Redevelopment Commission.

NOW THEREFORE BE IT RESOLVED by the Redevelopment

Commission that the application for property tax deductions provided by Ind. Code Section 6-1.1-12.1 filed by Louis Dreyfus Agricultural Industries LLC with respect to the projects described in the Statements of Benefits filed with County Council on September 11, 2020 and attached hereto as Exhibit A should be and are hereby approved to the extent such deductions are permitted by law and the terms and conditions of the applicable resolutions of the County Council.

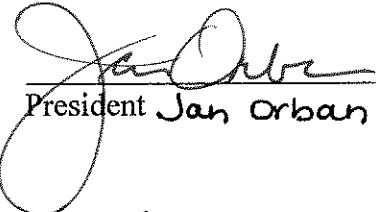
BE IT FURTHER RESOLVED, that a copy of this resolution shall be filed with the Kosciusko County Auditor.

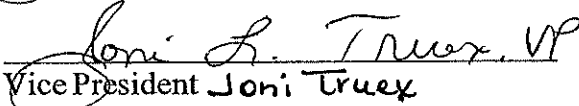
PASSED, ADOPTED and APPROVED by the Kosciusko County Redevelopment Commission this 8th day of October 2020.

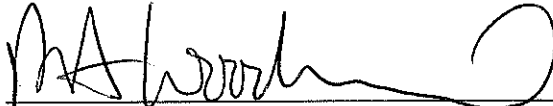
KOSCIUSKO COUNTY  
REDEVELOPMENT COMMISSION

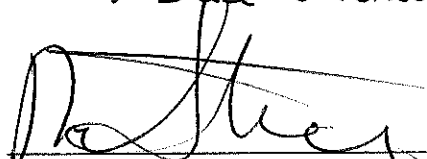
I affirm, under the penalties for perjury,  
that I have taken reasonable care to redact  
each Social Security number in this  
document, unless required by law.

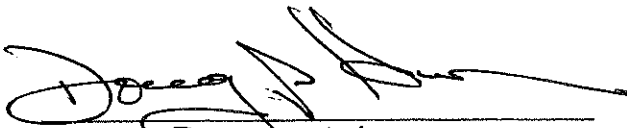
Teena Pence

  
President Jan Orban

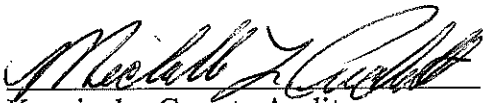
  
Vice President Joni Truex

  
Secretary Bruce Woodward

  
Member Mike Metzger

  
Member Doug Haines

ATTEST:

  
Kosciusko County Auditor  
Michelle Puchett



# STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R4 / 2-13)

Prescribed by the Department of Local Government Finance

2021 PAY 2022

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:

- 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)
- 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.
- 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.
- 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)].
- 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 Louis Dreyfus Agricultural Industries, LLC			
Address of taxpayer (number and street, city, state, and ZIP code) 4800 Main Street, Kansas City, MO 64112-2505			
Name of contact person Brett Harrel		Telephone number ( 816 ) 218-2336	E-mail address brett.harrel@ldc.com
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT	
Name of designating body Kosciusko County Council		Resolution number 06-05-01 Dreyfus	
Location of property 7344 SR 15, Claypool, IN		County Kosciusko	DLGF taxing district number 43001
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Process plant expansion		Estimated start date (month, day, year) 01/01/2021	
		Estimated completion date (month, day, year) 12/31/2022	
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT	
Current number 117.00	Salaries \$5,153,991.00	Number retained 117.00	Salaries \$5,153,991.00
		Number additional 0.00	Salaries \$448,760.00
SECTION 4		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT	
	REAL ESTATE IMPROVEMENTS		
	COST		ASSESSED VALUE
Current values	50,000,000.00		14,803,800.00
Plus estimated values of proposed project	35,300,000.00		35,300,000.00
Less values of any property being replaced			
Net estimated values upon completion of project	85,300,000.00		50,103,800.00
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 David Smith		Title Vice President	Date signed (month, day, year) 9/11/2020

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EXHIBIT

A

## 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 \$ \_\_\_\_\_.
- D. Other limitations or conditions (specify) \_\_\_\_\_
- E. The deduction is allowed for 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)	Telephone number ( 574- ) 372-2323	Date signed (month, day, year)
Attested by (signature and title of attester)	Designated body Kosciusko County Council	

\* 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/or research 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 Louis Dreyfus Agricultural Industries, LLC							
Address of taxpayer (number and street, city, state, and ZIP code) 4800 Main Street, Kansas City, MO 64112-2505							
Name of contact person Brett Harrel				Telephone number (816) 218-2336			
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body Kosciusko County Council				Resolution number (s) 06-05-01 Dreyfus			
Location of property 7344 SR 15, Claypool, IN		County Kosciusko		DLGF taxing district number 43001			
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)  Equipment needed for expansion of the process plant				ESTIMATED			
				START DATE		COMPLETION DATE	
				Manufacturing Equipment	01/01/2021	12/31/2022	
				R & D Equipment			
				Logist Dist Equipment			
IT Equipment							
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number 117	Salaries 5,153,991.00	Number retained 117	Salaries 5,153,991.00	Number additional 6	Salaries 418,760.00		
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	
	Current values	175,000,000.00	175,000,000.00				
	Plus estimated values of proposed project	29,598,000.00	<del>29,598,000.00</del>	15		150,000	33,000
	Less values of any property being replaced		16,843,000				
Net estimated values upon completion of project	204,598,000.00	204,598,000.00					
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 David Smith		Title Vice President		Date signed (month, day, year) 9/11/2020			

## 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;            | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Installation of new research and development equipment; | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Installation of new logistical distribution equipment.  | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| 4. Installation of new information technology equipment;   | <input checked="" 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 \$ \_\_\_\_\_.

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

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

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

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

- |                                     |   |
|-------------------------------------|---|
| <input type="checkbox"/> 1 year     | <input type="checkbox"/> 6 years                |
| <input type="checkbox"/> 2 years    | <input type="checkbox"/> 7 years                |
| <input type="checkbox"/> 3 years    | <input type="checkbox"/> 8 years                |
| <input type="checkbox"/> 4 years    | <input type="checkbox"/> 9 years                |
| <input type="checkbox"/> 5 years ** | <input checked="" type="checkbox"/> 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)	Telephone number ( 574 ) 372-2323	Date signed (month, day, year)
Attested by:	Designated body Kosciusko County Council	

\* 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

2021				
Personal Property		Real Property		
Manufacturing	11,253,000	Manufacturing	29,850,000	
InfoTech	260,000	InfoTech	-	
Logistics	340,000	Logistics	-	
R&D	220,000	R&D	-	Total 2021
	12,073,000		29,850,000	41,923,000



Project	Tax Category	2021 BP
Tank Improvements	Personal Property	60,000
Heat Recovery	Personal Property	325,000
Spilled Meal Reclaim System	Personal Property	250,000
Design Engineering	Personal Property	150,000
Energy Recovery System	Personal Property	200,000
Meal Tank	Personal Property	150,000
Moisture Control	Personal Property	90,000
Bean Storage Radar Measurement System	Personal Property	90,000
ZED Improvements	Personal Property	100,000
Front Entrance Design	Personal Property	80,000
Meal NIR	Personal Property	80,000
Changes in Process Impacts	Personal Property	70,000
Decanter Salt Containment	Personal Property	50,000
Well Houses	Personal Property	40,000
Entry Security	Personal Property	30,000
HMI in Lab	Personal Property	30,000
Install Hydraulic Heaters and Outlets	Personal Property	20,000
Cell Phone Boosters	Personal Property	20,000
Warehousing	Real Property	500,000
Beans Receiving Improvements	Personal Property	250,000
Dryer Cooler Drying Improvement	Personal Property	200,000
Extraction Building Enclosure	Real Property	350,000
Gas Chromatograph	Personal Property	150,000
Lab Golf Cart for Sample Collection	Personal Property	10,000
Lab Supervisor office	Personal Property	30,000
Packaging Warehouse expansion	Real Property	4,000,000
Biodiesel Capacity Improvements	Personal Property	250,000
Additional Refined Glycerin Capacity	Personal Property	250,000
Glycerin Refinery Optimization	Personal Property	250,000
Crush Expansion to 5300 MT/DAY	Real Property	17,500,000
Process Expansions	Real Property	7,500,000
Cooling Tower Expansion for Biodiesel & Glycerin	Personal Property	1,400,000
Maintenance *Multiple*	Personal Property	4,700,000
SHE *Multiple*	Personal Property	2,748,000
		41,923,000

2022				
Personal Property		Real Property		
Manufacturing	12,375,000	Manufacturing	5,450,000	
InfoTech	-	InfoTech	-	
Logistics	-	Logistics	-	
R&D	150,000	R&D	-	Total 2022
	12,525,000		5,450,000	17,975,000

Project	Tax Category	2022 BP
Tank Improvements	Personal Property	60,000
Heat Recovery	Personal Property	75,000
Design Engineering	Personal Property	150,000
Meal LO Tank	Personal Property	275,000
ZED Improvements	Personal Property	80,000
Extraction Building Enclosure	Real Property	250,000
Flake Rework Project	Personal Property	850,000
Process Expansion	Personal Property	1,160,000
Biodiesel Storage Capacity Increase	Real Property	5,200,000
Turbine Generator Continious Operation - Including Gas Line	Personal Property	4,000,000
Maintenance *Multiple*	Personal Property	4,755,000
SHE *Multiple*	Personal Property	1,120,000
		17,975,000