
MEMORANDUM

TO: Wabash City Council

FROM: Tenille Zartman, Grow Wabash County

SUBJECT: Plumb Square, LLC Abatement Request

DATE: 6/23/2025

Below we have summarized the incentive request from Plumb Square, LLC below for ease of review.

Project Description:

Plumb Square, LLC has requested a real property tax abatement for the expenses that will be incurred to renovate and update the existing blighted building at 1450 First Street in Wabash. The property would be purchased and restored as a primary factory for manufacturing cabinetry and millwork to support restoration, remodeling and new construction focused on hospitality, healthcare, corporate offices, student housing, retail spaces, event spaces, multi-family, single-family and DIY applications. Real property improvements are expected to include restoration of water-damaged portions of the facility (approximately 50% of the facility), caused by lack of roof maintenance. Plans also include the installation of a new roof and some substructure, as well as verification of electrical, plumbing, HVAC and other mechanicals.

Tax Abatement key scoring criteria, summarized below:

Abatement request (dollar value):	\$750,000
New Employment:	15 by 2026
New Payroll:	\$1,284,960
New Average Salary:	\$25/hr non exempt; does not include salaried
Retained Average Hourly Wage:	N/A
Net Taxes without Abatement over 10 years at current rates:	\$225,000
Abatement Score:	64
Number of years of abatement qualified:	10
Total Tax Savings to Company with Abatement over recommended number of years at current rates:	\$88,940

Recommendation

Grow Wabash County **recommends approval of a 10-year real property tax abatement for Plumb Square, LLC as recommended by the Incentive Review Authority** to incentivize the company to purchase and update a blighted building within the City of Wabash, bringing a brand-new manufacturer and new high-paying, skilled jobs to the community.

EVALUATION PROPOSED TAX ABATEMENT

Company:						Possible	Points Assigned
Targeting:							
A Ind. Park, or properly zoned w/utilities						10	
B. Expand in Current Location						10	
C. Substantial Rehab in Current Location						10	10
D. Replacement facility in New Location						5	
E. Improperly zoned or inconsistent w/comprehensive plan						Does Not Qualify	
			Points Assigned:				10
Value Added: (total real property + eligible personal property)							
\$1.5 million or more						15	
\$1.4 million - \$1.499 million						14	
\$1.3 million - \$1.399 million						13	
\$1.2 million - \$1.299 million						12	
\$1.1 million - \$1.199 million						11	
\$1.0 million - \$1.099 million						10	
\$0.9 million - \$0.999 million						9	
\$0.8 million - \$0.899 million						8	
\$0.7 million - \$0.799 million						7	7
\$0.6 million - \$0.699 million						6	
\$0.5 million - \$0.599 million						5	
\$0.4 million - \$0.499 million						4	
\$0.3 million - \$0.399 million						3	
\$0.2 million - \$0.299 million						2	
\$0.1 million - \$0.199 million						1	
Less than \$0.1 million						Does Not Qualify	
			Points Assigned				7
Jobs Created: (1 pt. per job max 15 points)						15	15
Jobs Retained: (1 pt. per job max 15 points)						15	0
Average Annual Wage for Jobs Created / Retained							
(total payroll / number of jobs; 2080 man hours / yr)							
\$38,000 or more (\$19.00 / hr)						20	20
\$36,00 - \$37,999 (\$18.00 / hr)						16	
\$34,000 - \$35,999 (\$17.00 / hr)						14	
\$32,000 - \$33,999 (\$16.00 / hr)						12	
\$30,000 - \$31,999 (\$15.00 / hr)						10	
\$28,000 - \$29,999 (\$14.00 / hr)						8	
\$26,000 - \$27,999 (\$13.00 / hr)						6	
\$24,000 - \$25,999 (\$12.00 / hr)						4	
Less Than \$(12.00 / hr)						Does Not Qualify	
			Points Assigned:Created (ave)				20

EVALUATION PROPOSED TAX ABATEMENT

[illegible]



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R8 / 5-25)

Prescribed by the Department of Local Government Finance

20__ PAY 20__

FORM SB-1 / Real Property

PRIVACY NOTICE

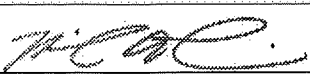
Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-1.1.

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)
☐ New agricultural improvement (IC 6-1.1-12.1-4)

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 initiation of the redevelopment or rehabilitation of real property or a new agricultural improvement for which the person wishes to claim a deduction.
2. 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 January 1 and May 10 of a subsequent year.
3. 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)
4. 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.

SECTION 1 TAXPAYER INFORMATION					
Name of Taxpayer Plumb Square LLC					
Address of Taxpayer (number and street, city, state, and ZIP code) 13398 Tegler Dr, Suite 120-174, Noblesville, IN 46060					
Name of Contact Person Michael Lewis			Telephone Number (317) 6987376	Email Address michael@plumb-square.com	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of Designating Body City of Wabash City Council			Resolution Number		
Location of Property 1450 First St, Wabash, IN 46992			County Wabash	DLGF Taxing District Number 009 - WABASH CORP	
Description of Real Property Improvements, Redevelopment, or Rehabilitation (use additional sheets, if necessary) Restoration of water-damaged portions of the facility, caused by lack of roof maintenance. The entire front office and roughly 50% of the factory floor are affected and require a new roof and some substructure as well as verification of electrical, plumbing, HVAC and other mechanicals.				Estimated Start Date (month, day, year) AUG 01 2025	
				Estimated Completion Date (month, day, year) DEC 31 2025	
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES FROM PROPOSED PROJECT					
Current Number 0	Salaries 0	Number Retained 0	Salaries 0	Number Additional 15	Salaries \$1,284,960
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
			REAL ESTATE IMPROVEMENTS		
			COST	ASSESSED VALUE	
Current Values			200,000	239,000	
(+) Plus Estimated Values of Proposed Project			750,000		
(-) Less Values of Any Property Being Replaced			0		
Net Estimated Values Upon Completion of Project			950,000		
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 schedule are true.					
Signature of Authorized Representative 			Date Signed (month, day, year) JUN 10 2025		
Printed Name of Authorized Representative Michael A Lewis			Title Co-President and Chief Business Officer		

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 _____. *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. Redevelopment or rehabilitation of real estate improvements | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 2. Residentially distressed areas | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 3. New agricultural improvement | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

C. The amount of the deduction is limited to \$ _____.

D. Other limitations or conditions (specify) _____

E. Number of years allowed:

- | | | | | |
|---------------------------------|---------------------------------|---------------------------------|---------------------------------|---|
| <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 (* see below) |
| <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 |

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 (317)	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.

In accordance with IC 6-1.1-12.1-17, where the Form SB-1/Real Property was approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period should be as follows:

- A. For residentially distressed areas, the deduction period may not exceed ten (10) years.
- B. For the redevelopment or rehabilitation of real property, the deduction period may not exceed ten (10) years.
- C. For a new agricultural improvement, the deduction period may not exceed five (5) years.

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.
- (5) In the case of a deduction for new farm equipment or new agricultural improvement, an agreement by the deduction applicant to predominately use the area for agricultural purposes for a period specified by the designating body.

(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. Except as provided in subsection (d) and section 18 of this chapter, 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.

(d) An abatement schedule for new farm equipment or new agricultural improvement may not exceed five (5) years.



Indiana Tax Abatement Results

- Wabash County, WABASH CORP
- Tax Rate (%): 3.8089
- Project Name: Project Plum RP

Real Property: \$750,000

	Abatement Percentage	With Abatement			Without Abatement			Estimated Tax Abatement Savings
		Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	
Year 1	100	\$0	\$0	\$0	\$28,567	(\$6,067)	\$22,500	\$22,500
Year 2	95	\$1,428	\$0	\$1,428	\$28,567	(\$6,067)	\$22,500	\$21,072
Year 3	80	\$5,713	\$0	\$5,713	\$28,567	(\$6,067)	\$22,500	\$16,787
Year 4	65	\$9,998	\$0	\$9,998	\$28,567	(\$6,067)	\$22,500	\$12,502
Year 5	50	\$14,283	\$0	\$14,283	\$28,567	(\$6,067)	\$22,500	\$8,217
Year 6	40	\$17,140	\$0	\$17,140	\$28,567	(\$6,067)	\$22,500	\$5,360
Year 7	30	\$19,997	\$0	\$19,997	\$28,567	(\$6,067)	\$22,500	\$2,503
Year 8	20	\$22,853	(\$353)	\$22,500	\$28,567	(\$6,067)	\$22,500	\$0
Year 9	10	\$25,710	(\$3,210)	\$22,500	\$28,567	(\$6,067)	\$22,500	\$0
Year 10	5	\$27,138	(\$4,638)	\$22,500	\$28,567	(\$6,067)	\$22,500	\$0
Totals		\$144,262	(\$8,202)	\$136,060	\$285,668	(\$60,668)	\$225,000	\$88,940

Disclosures

- The abatement calculator is prepared by Baker Tilly Municipal Advisors, LLC, in conjunction with Hoosier Energy, based on current Indiana law. This calculation is intended to provide an ILLUSTRATIVE and PRELIMINARY indication of the level of property taxes and potential property tax savings for a proposed investment based on the assumptions provided by the user and those outlined below. These illustrative calculations should not be relied upon for the purposes of inclusion in legal documents including, but not limited to, incentive agreements or resolutions approving property tax abatement, nor should they be construed as tax advice. Taxpayers must consult their own tax and legal advisors to determine their actual tax liability and to prepare their required annual Indiana property tax filings. Please read the Disclosures carefully.
- To be eligible to receive property tax abatements in Indiana, a company must follow a specific application process. Please contact your Hoosier Energy Representative for further guidance.
- Assumes taxes payable 2025 property tax rates, as provided by the Indiana Department of Local Government Finance.
- Real property will be assessed by the appropriate local assessing official. The actual assessed value of a real property improvement will be determined upon completion, and the assessed value may vary materially from the cost of the improvement.
- Real property in Indiana is subject to annual adjustments of assessed value to the market value of the structure based on annual sales data ("Trending").
- In order to be eligible for personal property tax abatement, the property must meet certain criteria defined in the Indiana Code and the Indiana Administrative Code. Taxpayers should consult their tax advisors and/or local officials regarding the eligibility requirements for personal property tax abatement.
- All personal property (equipment) is assumed to be new and is assumed to be depreciated in Pool #2 (5-8 year depreciable life) for property tax purposes. A mixture of new and existing equipment (as well as a mixture of depreciation pools) will produce different tax savings results.
- Assumes a one-time investment in real and personal property. Staggering the investments may have a material effect on the actual value of property tax abatements.
- Includes the calculation of Minimum Value Ratio (MVR) for tax abatement of personal property, which effectively increases the assessed value used in the abatement calculation when the taxpayer is subject to the 30% depreciation floor. The MVR equals the adjusted assessed value at the 30% floor divided by the depreciated assessed value of the equipment.
- The calculation of illustrative personal property tax liability and abatement savings does not account for the presence of any existing in-service personal property that may be owned by the taxpayer. The presence of existing in-service personal property may materially impact these calculations.
- It is assumed that the Circuit Breaker Tax Credit, which limits property tax liability to 3.0% of gross assessed value for commercial and industrial properties, is applied.
- This calculation does not account for the application of the Local Income Tax (LIT) Property Tax Replacement Credit (PTRC) in any jurisdictions in which a LIT PTRC is applicable. The application of the LIT PTRC may reduce the property tax liability and the impact of the Circuit Breaker Tax Credit for a commercial/industrial taxpayer.
- The property tax abatement savings value is an illustrative value based on preliminary information entered into this calculator. Actual abatement savings may differ materially from the results of this calculator based on the timing of the investment, actual assessment of structures upon completion by the local assessing official, differences in depreciation pools for personal property, annual changes in tax rates, changes to Indiana property tax law or regulations, or changes in assessment methodology.

Hoosier Energy's Tax Abatement Estimator was developed with the assistance of **Baker Tilly Municipal Advisors, LLC**