



Hendricks County  
Economic Development  
Partnership

# MEMO

To: Danville Town Council Members

From: Joseph Jasin, Project Manager

Subject: 2025 CF-1 Tax Abatement Review and Recommendations

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The following companies have filed CF-1 documents and are being recommended for renewal.

## **Companies in Full Compliance:**

1. Well NPSL Landlord LLC (aka Welltower)
  - a. Sb-1 estimates: payroll estimates at \$1,082,000 and real property improvements at \$25,000,000
  - b. Cf-1 actual : actual payroll at \$1,750,000 and real property improvements at \$25,853,261
  - c. HCEDP recommendation: the company continues to meet their obligation listed on the Sb-1. HCEDP recommends the council, find the company in compliance.
2. Bio Response LLC
  - a. Sb-1 estimates: New Abatement as of 2024
  - b. Cf-1 actual : Have hired 6 new in line with SB-1 estimate. Have made \$2.6 million of \$3.7 million investment so far.
  - c. HCEDP recommends the council, find the company in compliance pending form submission.

## **Companies missing CF-1 Form:**

1. Pig Lot LLC
  - a. Sb-1 estimates: payroll estimates at \$242,000 and real property improvements at \$3,800,00
  - b. Cf-1 actual : actual payroll at \$346,580 and real property improvements assessed at \$3,679,300
  - c. HCEDP recommendation: the company continues to meet their obligation listed on the Sb-1. HCEDP recommends the council, find the company in compliance pending form submission.



# COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R6 / 4-23)

Prescribed by the Department of Local Government Finance

20 25 PAY 20 26


FORM CF-1 / Real Property

## INSTRUCTIONS:

1. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
2. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
3. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15 or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
4. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-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 6-1.1-12.1-5.3 (k) and (l).

SECTION 1 TAXPAYER INFORMATION		
Name of Taxpayer Bio-Response Properties, LLC		County Hendricks
Address of Taxpayer (number and street, city, state, and ZIP code) 200 Colin Court, Danville, IN 46122		DLGF Taxing District Number 003
Name of Contact Person Adam Bland	Telephone Number ( 317 ) 386-3500	Email Address adam@bioresponsesolutions.com
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of Designating Body Town of Danville	Resolution Number	Estimated Start Date (month, day, year) 06/02/2025
Location of Property 200 Colin Court, Danville, IN 46122		Actual Start Date (month, day, year) 06/02/2025
Description of Real Property Improvements 14,750 sq. ft. steel building. Includes 4,750 sq. ft. office and 10,000 sq. ft. manufacturing		Estimated Completion Date (month, day, year) 12/31/2025 Actual Completion Date (month, day, year)
SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees	24	26
Salaries	\$1,900,000.00	\$2,336,554.10
Number of Employees Retained	24	20
Salaries	\$1,900,000.00	\$1,700,754.10
Number of Additional Employees	6	6
Salaries	\$750,000.00	\$635,800.00
SECTION 4 COST AND VALUES		
COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values Before Project	\$	\$ 1,742,700.00
Plus: Values of Proposed Project	\$ 2,000,000.00	\$
Less: Values of Any Property Being Replaced	\$ 0.00	\$
Net Values Upon Completion of Project	\$ 3,700,000.00	\$
ACTUAL	COST	ASSESSED VALUE
Values Before Project	\$	\$ 1,920,000.00
Plus: Values of Proposed Project	\$ 2,600,000.00	\$
Less: Values of Any Property Being Replaced	\$ 0.00	\$
Net Values Upon Completion of Project	\$ 4,520,000.00	\$
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER		
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted		
Amount of Hazardous Waste Converted		
Other Benefits:		
SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of Authorized Representative 	Title CFO	Date Signed (month, day, year) 06/12/2025

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)

INSTRUCTIONS: (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property), and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:			
<input type="checkbox"/>	The Property Owner <b>IS</b> in Substantial Compliance		
<input type="checkbox"/>	The Property Owner <b>IS NOT</b> in Substantial Compliance		
<input type="checkbox"/>	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year) 06/10/2025
Attested By		Designating Body Town of Danville	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)			
Time of Hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing

HEARING RESULTS (to be completed after the hearing)			
<input type="checkbox"/> Approved		<input type="checkbox"/> Denied (see Instruction 4 above)	
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body Town of Danville	
APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]			
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			