



# COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R2 / 5-13)

Prescribed by the Department of Local Government Finance

FORM CF-1 / PP

- INSTRUCTIONS:**
1. Property owners whose Statement of Benefits was approved must file this form with the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
  2. This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between March 1, and May 15, of each year, unless a filing extension under 1C 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between March 1, and the extended due date of each year.
  3. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance (CF-1).

SECTION 1 TAXPAYER INFORMATION								
Name of taxpayer AuthorSolutions, Inc.								
Address of taxpayer (street and number, city, state and ZIP code) 1663 Liberty Drive, Suite 200 Bloomington IN 47403								
Name of contact person William Laut						Telephone number		
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY								
Name of designating body Monroe County Council						Resolution number 1999-15		
Location of property 1663 Liberty Drive Bloomington IN 47403				County Monroe		DLGF taxing district number 53015		
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired. New IT Equipment						Estimated starting date (month, day, year) 07/01/2008		
						Estimated completion date (month, day, year) 12/31/2012		
SECTION 3 EMPLOYEES AND SALARIES								
EMPLOYEES AND SALARIES						AS ESTIMATED ON SB-1	ACTUAL	
Current number of employees						180	343	
Salaries						4,990,752	16,129,992	
Number of employees retained						180	180	
Salaries						4,990,752	4,990,752	
Number of additional employees						120	163	
Salaries						4,492,800	11,139,240	
SECTION 4 COST AND VALUES								
AS ESTIMATED ON SB-1	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project								
Plus: Values of proposed project								
Less: Values of any property being replaced								
Net values upon completion of project								
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project								
Plus: Values of proposed project							598,628	227,130
Less: Values of any property being replaced								
Net values upon completion of project							598,628	227,130
<b>NOTE:</b> The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6 (d).								
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 CORP. CONTROLLER		Date signed (month, day, year) MAY 1, 2014		

**OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)  
THAT WAS APPROVED AFTER JUNE 30, 1991.**

**INSTRUCTIONS: (IC 6-1.1-12-5.9)**

1. This page does not apply to a Statement of Benefits filed before July 1, 1991; that deduction may not be terminated for a failure to comply with the Statement of Benefits.
2. Within 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.
3. 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 and the date, time and place of a hearing to be conducted by the designating body. If a notice is mailed to a property owner, a copy of the written notice will be sent to the Township Assessor and the County Auditor.
4. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable effort to substantially comply with the Statement of Benefits.
5. If the designating body determines that the property owner has **NOT** made reasonable effort to comply, then the designating body shall adopt a resolution terminating the deduction. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the County Auditor; and (3) the Township Assessor.

We have reviewed the CF-1 and find that:

- the property owner **IS** in substantial compliance
- the property owner **IS NOT** in substantial compliance
- other (specify) \_\_\_\_\_

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member

*[Handwritten Signature]*

Date signed (month, day, year)

6-10-14

Attested by:

*[Handwritten Signature]*

Designating body

*Monroe County Council*

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.

Time of hearing

- AM  
 PM

Date of hearing (month, day, year)

Location of hearing

**HEARING RESULTS (to be completed after the hearing)**

- Approved                       Denied (see instruction 5 above)

Reasons for determination (attach additional sheets if necessary)

Signature of authorized member

Date signed (month, day, year)

Attested by:

Designating body

**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 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.



**STATEMENT OF BENEFITS  
PERSONAL PROPERTY**

State Form 51764 (R / 1-06)  
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 8-1.1-12.1-5.1 (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. 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. For equipment installed prior to March 2, 2001, the schedules and statutes in effect at the time shall continue to apply. (IC 6-1.1-12.1-4.5(f) and (g))

SECTION 1		TAXPAYER INFORMATION	
Name of taxpayer Author Solutions, Inc. d/b/a Authorhouse, Inc.			
Address of taxpayer (number and street, city, state, and ZIP code) 1663 Liberty Drive, Suite 200, Bloomington, IN 47403			
Name of contact person Bill Becher		Telephone number (812) 334-5426	
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT	
Name of designating body Monroe County Council		Resolution number (s)	
Location of property 1663 Liberty Drive, Suite 200, Bloomington, IN 47403		County Monroe	DLGF taxing district number 53016
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)  New Information Technology Equipment to be installed thru 2012		ESTIMATED	
		START DATE	
		COMPLETION DATE	
		Manufacturing Equipment	
		R & D Equipment	
Logist Dist Equipment			
IT Equipment	see attached	see attached	
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT	
Current number	Salaries	Number retained	Salaries
			SEE ATTACHED
		Number additional	Salaries
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
	COST	ASSESSED VALUE	COST
			LOGIST DIST EQUIPMENT
			IT EQUIPMENT
			COST
			ASSESSED VALUE
Current values			
Plus estimated values of proposed project			
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) _____		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		Title	Date signed (month, day, year)

**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 \_\_\_\_\_.

- 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 |
| 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 \$ \_\_\_\_\_.

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 type="checkbox"/> 10 years ** |

\*\* For ERA's established prior to July 1, 2000, only a 6- or 10 year schedule may be deducted.

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 (     )	Date signed (month, day, year)
Attested by:	Designated body	

\* 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

**Author Solutions, Inc.  
d/b/a AuthorHouse, Inc.  
Attachment to Statement of Benefits**

**Background on Company**

AuthorSolutions is the world's leading self-publishing company and is headquartered in Bloomington, Indiana. The company offers a comprehensive range of services to help authors publish, promote, and sell their books. Last year, the company published one out of every 30 titles in the U.S. Since the company's founding in 1997, the company has produced more than 40,000 titles and served nearly 30,000 authors.

Author Solutions was purchased by Bertram Capital in January, 2007. Bertram Capital is a private equity firm located in Palo Alto, California. With its new ownership, Author Solutions is focused on growth and is considering different models on how and where to operate. The company wants to focus its growth in places that will decrease book production costs, while offering the appropriate job talent for the company's services.

Part of the company's most recent growth can be attributed to its acquisition of iUniverse, its main competitor. With this purchase, the company's brands now include AuthorHouse, AuthorHouse UK, Rooftop, Wordelay, and iUniverse. These brands including a presence in Bloomington, Indiana; Indianapolis, Indiana; Milton Keynes, England; Lincoln, Nebraska; New York City, New York; and Shanghai, China.

The company takes great pride in drawing from the Bloomington campus to fill creative and professional positions with the company. In order to attract the best candidates, the company's benefit package includes the following, based on employment history and years with the company:

- **Health Insurance**
- **Dental Insurance**
- **Vision Insurance**
- **Life Insurance**
- **Disability Insurance**
- **Employee Assistance Program**
- **401(K) Retirement Plan**
- **Vacation, Holiday, and Personal Days Off**
- **Paid Time Off**
- **Book Discounts**
- **Employee Publishing Discount (Eligible for two Standard Paperback Publishing Packages per year after first full year of employment; eligibility includes immediate family members)**
- **Educational Assistance**
- **Referral Bonus**
- **Dry Cleaning Service**
- **Fitness Center Corporate Discount**
- **EAC (Employee Action Committee - committee comprised of employees provides opportunities for socialization and community service involvement including: Hoosier**

Hills Food Bank, 5<sup>th</sup> grade reading contest, holiday parties, annual picnic, cookouts, tournaments, brand hero nominations each month)

- **Quarterly Participation in Red Cross Blood Drives**
- **Flu Shots** – made available in return for donation of canned goods for Hoosier Food Bank
- **United Way Participation**
- **Breakfast Bar** - Complimentary fresh coffee, hot tea, filtered water, and cocoa as well as oatmeal, granola bars and fresh fruit are available each morning for all employees

The company has a strong history of promoting from within, evidenced by the fact that approximately 75% of its managers were promoted internally. In addition, approximately 75% of the company's employees currently reside in Monroe County.

#### **Background on Project**

This is a competitive project. The company is considering retention and growth of jobs at its current office in Shanghai, China vs. bringing jobs to Indiana and continuing growth here. Indiana job growth could include growth in Indianapolis. Jobs include high tech, sales, professional, and creative services positions.

#### **Project Details**

The amount of abate-able personal property investment will range from \$1,637,550 – \$4,685,000, depending on how a segment of its new property investment will be classified. The company is requesting approval of abatement for new information technology equipment.

The job profile includes the following:

- Approximately 180 employees in Bloomington as of January 2008. This location will employ up to 300 people by 12/31/2017
- Average wage in Year 1 of Project - \$13.33
- Average wage by 2017 - \$18.00

Investment is through 2012; job creation through 2017

#### **Legal Description**

Parcel ID is 016-19541-01 - short legal is Bloomington Technology Park Lot 1