Passed 9-0

RESOLUTION 15-08

TO AUTHORIZE EXPENDITURES FROM THE INDUSTRIAL DEVELOPMENT FUND TO SUPPORT AN ECONOMIC DEVELOPMENT PROJECT
- Re: Cook Pharmica, LLC, 1501 South Strong Drive

WHEREAS, in 1999, a Community Revitalization Enhancement District ("CRED") was established pursuant to Indiana Code 36-7-13 on the former Thomson Consumer Electronics site, in which the portion of the County Option Income Tax ("COIT") and Indiana retail and use ("sales tax") and income tax generated within the CRED that exceeds a base amount is deposited by the State of Indiana ("State") into the City's Industrial Development Fund ("IDF") for use by the City as provided in Indiana Code 36-7-13; and,

WHEREAS, pursuant to Indiana Code 36-7-13-18, within the CRED the City may establish goals or benchmarks concerning the development or redevelopment of property by a developer, and if that developer meets or exceeds the goals or benchmarks, the City may pay to the developer a specified fee from the IDF; and,

WHEREAS, also pursuant to Indiana Code 36-7-13-18, a developer means a person who: (1) proposes to enter into, or has entered into, a financing agreement with the City for the development or redevelopment of a facility located in the CRED; and (2) has entered into a separate agreement with some other person for the use or operation of the financed facility; and,

WHEREAS, Cook Pharmica, LLC, ("Developer") intends to expand its operations at 1501 South Strong Drive by 2020 by investing $27,500,000 in building improvements, machinery, and equipment, which will add 70 new full-time jobs and additional new payroll of $3,200,000 ("Project"); and,

WHEREAS, the Project requires building area buildouts, which will cause the following estimated costs to be incurred as a result of the expansion by the Developer:

- Renovation of 1,444 sq ft including Vial Unload and Fill Room, Gowning and Material Airlocks, AES Walls and Ceilings, FRP Doors, Clean Room Windows, Epoxy Floorings and Cove Base, Terminal HEPAs and Low Wall Returns (cost estimate $1,010,800)
- Additional Doors, Door Interlocking and Controls, and additional mechanical devices (cost estimate $160,000)
- Demolition and rework of 800 sq ft of corridor areas for Overhead MEP Work (cost estimate $120,000)
- Outfitting of $1,302 sq ft of upper story including Fan Coil Unit, Power, Drainage (cost estimate $117,180)
- Drain Pans, including Piping, for Coil Units Below Air Handlers (cost estimate: $36,000)
- Rework / Finishing of Tech Space, including Epoxy Flooring at Pads / Affected Slabs (cost estimate: $10,000)
- Environmental Management System (cost estimate: $67,500)

The improvements listed above ("Improvements") have a total estimated cost of at least $1,521,480; and

WHEREAS, on February 10, 2015, the Bloomington Industrial Development Advisory Commission ("BIDAC") adopted its Resolution 15-03, which recommended that the Common Counsel set the expenditure of at least $1,000,000 (one million dollars) toward the Improvements listed above as the Project Benchmark; and,

WHEREAS, BIDAC Resolution 15-03 also recommending that the Common Council authorize the use of up to $250,000 from the IDF to pay to the Developer upon meeting the Project Benchmark; and,

WHEREAS, an economic development financing agreement between the City and Developer will include terms for potential clawback of this payment based upon performance and compliance measures through 2028, and will require Developer to document its satisfaction of the Project Benchmark, and the City to verify Developer's satisfaction of the Project Benchmark; and

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION 1. The Common Council hereby authorizes the payment of up to $250,000 (Two Hundred Fifty Thousand Dollars) from the IDF to Developer upon completion of the Project Benchmark.

SECTION 2. The Common Council hereby authorizes the City of Bloomington to enter into an economic development financing agreement with the Developer to include the terms and conditions of the payment and compliance.

SECTION 3. This resolution shall be effective from and after passage and execution by the Mayor.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 25th day of MARCH, 2015.

DAVE ROLLO, President
Bloomington Common Council

ATTEST:

REGINA MOORE, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 26th day of MARCH, 2015.

REGINA MOORE, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this 26TH day of MARCH, 2015.

MARK KRUZAN, Mayor
City of Bloomington

SYNOPSIS

In accordance with state law, this resolution authorizes payment of up to $250,000 from the Industrial Development Fund ("IDF") to Cook Pharmica, LLC ("Developer") to assist with the company's expansion of its fill and finish business operations. The resolution also authorizes the City to enter into an economic development financing agreement with the Developer to include the terms and conditions of the compliance and potential clawback of the one-time payment in the event of noncompliance.

Signed copies to
controller (1)
legal (5)
ESD
petitioner