

RESOLUTION 22-05

TO DESIGNATE AN ECONOMIC REVITALIZATION AREA, APPROVE THE STATEMENT OF BENEFITS, AND AUTHORIZE AN ABATEMENT PERIOD FOR REAL PROPERTY IMPROVEMENTS AND PERSONAL PROPERTY

**Re: Properties at 1300 S Patterson Drive
(Catalent Indiana, LLC, Petitioner)**

WHEREAS, Indiana Code § 6-1.1-12.1-1 *et seq.* specifies that the Common Council may designate an “Economic Revitalization Area” (“ERA”);

WHEREAS, the Common Council of the City of Bloomington updated and adopted Tax Abatement General Standards in Resolution 21-06 that established the standards to be used in finding an area to be an ERA; and

WHEREAS, Catalent Indiana, LLC, (“Petitioner”) filed an application for designation of property at and around 1300 South Patterson Drive, Bloomington, Indiana, comprised of the following Monroe County Parcel Numbers and Legal Descriptions as an ERA:

Parcel Numbers: 53-08-05-400-032.000-009
 53-08-05-400-033.000-009
 53-08-08-100-009.000-009
 53-08-08-100-043.000-009
 53-08-08-100-105.000-009
 53-08-08-100-131.000-009
 53-08-05-400-005.001-009
 53-08-08-200-001.000-009
 53-08-05-300-002.000-009

Legal Descriptions: 015-43770-00 SEM PT LOTS 42,54-57 & VAC ALLEY; L55
 015-43780-00 Seminary Part Lot 57 (57A)
 015-26440-02 PT NE NE 8-8-1W .576A; PLAT 143
 015-05330-04 IMI BATCH PLANT LOT 1C
 015-05330-02 IMI BATCH PLANT LOT 1A
 015-43600-00 PT N1/2 NE 8-8-1W 9.11A; PLAT 1
 015-18350-01 SEM Pt Lot 54 & Pt Lot 42; 0.98 A
 015-17120-01 PT N1/2 8-8-1W 79.877+7.46A Plats 217&523
 015-26610-02 SEM PT 171; .10A; L171;

WHEREAS, in Resolutions 15-06 and 19-03, the Common Council established and extended an ERA for Parcel 53-08-05-400-032.000-009 through December 31, 2033; and

WHEREAS, the current recommendation would expand and extend that ERA designation through no later than December 31, 2052, unless modified by action of the Common Council upon recommendation of the Economic Development Commission; and

WHEREAS, pursuant to Indiana Code § 6.1-1.1-12.1-2.5(a), City staff have prepared a map depicted the parcels proposed as an ERA, which is attached to this Resolution as Exhibit A; and

WHEREAS, according to its application, Petitioner has proposed investing \$350 million in real and personal property investments to expand its Bloomington plant (“Project”); and

WHEREAS, according to Petitioner’s Statement of Benefits, this Project would create 1,000 new full-time, permanent jobs with an average mean wage of \$30 per hour; and

WHEREAS, as required by Indiana Code, Bloomington Municipal Code, and a Memorandum of Understanding to be executed between the Petitioner and the City pursuant to the City of Bloomington Tax Abatement General Standards, the Petitioner shall

agree to provide information in a timely fashion each year to the County Auditor and the Common Council showing the extent to which the Petitioner has complied with its Statement of Benefits, complied with the City of Bloomington’s Living Wage Ordinance (B.M.C. 2.28), and complied with commitments specified in the Memorandum of Understanding; and

WHEREAS, the Project is located in the Thomson Allocation Area within the Consolidated Tax Increment Financing (“Consolidated TIF”) district, and Indiana Code § 6-1.1-12.1-2(k) provides that when a property is designated as an ERA for tax abatement purposes and is also located in a TIF allocation area, the Common Council must approve the Statement of Benefits by resolution; and

WHEREAS, the Common Council of the City of Bloomington—in Ordinance 97-06—gave the Economic Development Commission the responsibility for making recommendations to the Council regarding requests for tax abatement; and

WHEREAS, on January 31, 2022, the Economic Development Commission determined that the application met the statutory qualifications in Indiana Code § 6.1.1-12.1-1 *et seq.* and recommended designation of the Property as an ERA and approval of Petitioner’s Statement of Benefits and abatement application in Commission Resolutions 22-01 and 22-02; and

WHEREAS, Indiana Code §§ 6-1.1-12.1-17, -18 authorizes the Common Council to set an abatement schedule for real and personal property tax abatements, and the Council has reviewed Petitioner’s application and Statement of Benefits, both of which are attached and incorporated into this Resolution.

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

SECTION 1. The Common Council has investigated the area, reviewed the Application and Statement of Benefits, and finds the following:

- a. the estimate of the value of the Project is reasonable;
- b. the estimate of the number of individuals who will be employed can be reasonably expected to result from the Project as proposed;
- c. the estimate of the annual salaries of these individuals who will be employed can be reasonably expected to result from the Project as proposed;
- d. any other benefits about which information was requested are benefits that can be reasonably expected to result from the Project; and
- e. the totality of benefits is sufficient to justify the deduction.

SECTION 2. The Common Council determines that the nine (9) parcels of property at and around 1300 South Patterson Drive, composed of the parcels identified above, which is within the Thomson Allocation Area within the Consolidated Tax Increment Financing Area, is an “Economic Revitalization Area” as set forth in Indiana Code § 6-1.1-12.1-1, *et seq.*

SECTION 3. This designation shall expire no later than December 31, 2052, unless extended by actin of the Common Council and upon recommendation of the Bloomington Economic Development Commission.

SECTION 4. The Common Council finds that the Project will not negatively impact the ability of the Consolidated TIF allocation area to meet its debt obligations.

SECTION 5. Petitioner’s Statement of Benefits for its real and personal property improvements is hereby approved..

SECTION 6. The Common Council finds and determines the Petitioner, or its successors as allowed by the Memorandum of Understanding, shall be entitled to an abatement of real property taxes for the Project as provided in Indiana Code § 6-1.1-12.1-1, *et seq.*, for a period of ten (10) years with the following deduction schedule:

Year 1	50%
Year 2	50%
Year 3	50%
Year 4	50%
Year 5	50%
Year 6	50%
Year 7	50%
Year 8	50%
Year 9	50%
Year 10	50%

SECTION 7. The Common Council finds and determines the Petitioner, or its successors as allowed by the Memorandum of Understanding, shall be entitled to an abatement of personal property taxes for the Project as provided in Indiana Code § 6-1.1-12.1-1, *et seq.*, for a period of twenty (20) years with the following deduction schedule:

Year 1	90%	Year 11	90%
Year 2	90%	Year 12	90%
Year 3	90%	Year 13	90%
Year 4	90%	Year 14	90%
Year 5	90%	Year 15	90%
Year 6	90%	Year 16	90%
Year 7	90%	Year 17	90%
Year 8	90%	Year 18	90%
Year 9	90%	Year 19	90%
Year 10	90%	Year 20	90%

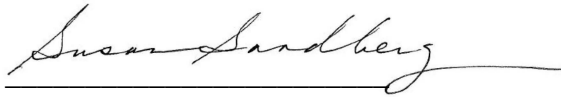
SECTION 8. In granting this designation and deductions the Common Council incorporates Indiana Code § 6-1.1-12.1-12 and also expressly exercises the power set forth in Indiana Code § 6-1.1-12.1-2(i)(6) to impose additional, reasonable conditions on the rehabilitation or redevelopment beyond those listed in the Statement of Benefits, and authorizes the City of Bloomington to negotiate a Memorandum of Understanding with the Petitioner specifying substantial compliance terms and consequences and remedies for noncompliance. In particular, failure of the property owner to make reasonable efforts to comply with the following conditions is an additional reason for the Council to rescind this designation and deduction:

- a. the land and improvements shall be developed and used in a manner that complies with local code;
- b. the Project shall be completed before or within twelve months of the completion date as listed on the application;
- c. Petitioner will comply with all compliance reporting requirements in the manner described by Indiana Code, Bloomington Municipal Code, and by the Memorandum of Understanding.

SECTION 9. The provisions of Indiana Code § 6-1.1-12.1-12 are hereby incorporated into this resolution, so that if the Petitioner ceases operations at the facility for which the deduction was granted and the Common Council finds that the Petitioner obtained the deduction by intentionally providing false information concerning its plans to continue operations at the facility, the Petitioner shall pay the amount determined under Indiana Code § 6-1.1-12.1-12(e) to the county treasurer.

SECTION 10. The Common Council directs the Clerk of the City to publish a notice announcing the passage of this resolution and requesting that persons having objections or remonstrances to the ERA designation appear before the Common Council at a public hearing on March 2, 2022.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana upon this 16 day of February, 2022.



Susan Sandberg, President
Bloomington Common Council

ATTEST:



NICOLE BOLDEN, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 17 day of February, 2022.



NICOLE BOLDEN, Clerk
City of Bloomington

SIGNED and APPROVED by me upon this 17 day of February, 2022.



JOHN HAMILTON, Mayor
City of Bloomington

SYNOPSIS

This resolution designates nine parcels located at and around 1300 S. Patterson Drive as an Economic Revitalization Area (“ERA”) for Catalent Indiana LLC (“Petitioner”). This designation was recommend by the Economic Development Commission on January 31, 2022, and will enable the proposed \$350 million project including the real and personal property improvements to be eligible for tax abatement. The resolution approves Petitioner’s Statement of Benefits, authorizes a ten-year period of abatement for real property improvements, a twenty-year period of abatement for personal property, and sets the deduction schedules for each. The resolution also declares the intent of the Council to hold a public hearing on March 2, 2022, to hear public comment on the ERA designation.

Distributed to: Clerk, Controller, Council Attorney, Economic and Sustainability Department, Legal, Mayor, and Planning and Transportation Department.