

AGENDA
CITY OF BLOOMINGTON
ECONOMIC DEVELOPMENT COMMISSION

Monday, January 31, 2022, 4:00 pm

Join Zoom Meeting

<https://bloomington.zoom.us/j/86354887045?pwd=TzM1bHg2aFuNWZxb2h0NDRBcnpLQT09>

Meeting ID: 863 5488 7045

Passcode: 889052

One tap mobile

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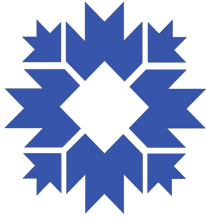
+13017158592,,86354887045#,,,,*889052# US (Washington DC)

1. Call to Order
2. Roll Call
3. Minutes
4. Old Business
5. New Business
 - a. Resolution 22-01: Designation of an Economic Revitalization Area
 - b. Resolution 22-02: Recommendation of Tax Abatement for Catalent Indiana, LLC
6. For the Good of the Order
7. Adjournment

Next Meeting:

Tuesday, February 15, 2022

4 p.m.



CITY OF BLOOMINGTON
economic & sustainable development

MEMORANDUM

To: Economic Development Commission Members
cc: Don Griffin, Deputy Mayor; Alex Crowley, Director, Economic and Sustainable Development; Stephen Lucas, Common Council Attorney;
From: Larry Allen, Assistant City Attorney
Jane Kupersmith, Assistant Director, Economic & Sustainable Development
Date: January 31, 2022
Re: EDC Resolution 22-01: Real Property and Personal Property Tax Abatement Application
Catalent Indiana, LLC - 1300 S. Patterson Drive
(Monroe County Parcel ID Number: 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
53-08-05-400-032.000-009
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

Summary

Resolutions 22-01 and 22-02 recommend designation of an Economic Revitalization Area and approval of real and personal property tax abatements for Catalent Indiana, LLC, in regard to its proposed expansion project to be located in the area surrounding its main campus located at 1300 S. Patterson Drive. This abatement will include both personal and real property and has an approximate total total gross value of \$44.5 million. This project will potentially bring \$350 million in real and personal property investment to Bloomington along with up to 1,000 new jobs in the next five (5) years.

Under the criteria endorsed by our Common Council and under Indiana Code 6-1.1-12.1, City staff believe that this project is worthy of a tax abatement on the real and personal property improvements.

Overview

The evolution of the manufacturing facility located near the southwest corner of South Patterson and South Rogers streets is a textbook example of successful public-private collaboration. Across several City administrations, City Councils, and private sector partners, the community has invested in and benefited from the site's transformation from an abandoned television production plant to a thriving, advanced biologics facility that is at the forefront of the global effort against COVID-19 and quickly becoming one of Bloomington's major employers. Since Catalent's arrival to Bloomington, it has outperformed all previous abatement commitments.

Catalent is evaluating Bloomington as a potential site for a \$350 million capital investment, with corresponding job growth of 1,000 new jobs over the next five years. Catalent operates a number of biologics sites the company owns across the US with which Bloomington is competing for this investment. The company is expected to make its final determination regarding this investment in the first half of 2022 to ensure its manufacturing and packaging capacity can keep up with growing demand for its services.

The proposed capital investment is heavily weighted toward new business equipment, which is currently subject to personal property taxation in the State of Indiana. Of the \$350 million total capital investment, Catalent projects that \$340 million (or approximately 97%) will be personal property investments.

City staff and the administration recommend building upon a successful partnership to facilitate the company's further investment in Bloomington. Staff recommends a 20-year, enhanced abatement for the personal property investment, which is the first time the community has considered this tool, available in Indiana since 2014, and a 10-year real property abatement. The administration recognizes the positive impact Catalent's wage and employment opportunities are having to help stimulate economic growth across the Bloomington MSA.

Project Background

In 1997, Thomson Consumer Electronics closed and laid off 1,200 employees. In addition to the income loss associated with the 1,200 jobs, the City experienced an annual decline of over \$1 million in property tax revenues and \$350,000 in County Option Income Tax revenues. A coordinated community effort was initiated to redevelop the site and several economic tools, including a Tax Increment Finance District and the state's first Community Revitalization Enhancement District, were put into place to encourage new investment. Tools from the Bloomington Urban Enterprise Zone were also leveraged. A neighborhood strategies plan and a PUD were completed.

In 2004, Cook Pharmica LLC agreed to open its facility at the former Thomson site with an anticipated \$45 million in capital improvements and a goal of creating 200 jobs. It expanded again in 2008 (\$84 million capital investment) and 2015 (\$25 million capital investment), each time receiving support from the City through tax abatements, Community Revitalization Enhancement District (CRED) funding, or Enterprise Zone Investment Deductions.

In October 2017, Catalent, Inc., a New Jersey corporation, announced its purchase of Cook Pharmica for \$950 million. Catalent further announced that the company sought to retain Cook Pharmica's workforce and operations in Bloomington.

In 2019 Catalent received approval for Real and Personal Property abatements. Phase I included the build-out of 15,000 SF of manufacturing space to expand the facility's packaging capacity and to add support to specialized device assembly. Phase II expanded the facility's drug product sterile filling capacity by 79,000 square feet and was completed in 2021. Catalent's projected new and retained jobs were 1,039, which they bested by 748. Catalent projected to invest more than \$125,000,000 in capital improvements—\$40,000,000 in real property and \$85,000,000 in personal property—beginning in June 2019 and completing construction in November 2021.

These enhancements nearly doubled the Bloomington facility's filling capacity, expanded its packaging capabilities, and added new device assembly capabilities. Catalent now employs 3,212 people with a starting wage of \$19 per hour and an average wage of \$30 per hour.

In 2020, Catalent was declared an essential business by all the national and local governments where they operate, allowing them to sustain full employment during the COVID-19 pandemic. Nationally, they have been awarded work related to nearly 100 unique compounds investigated as potential COVID-19 vaccines. Catalent has robust operations outside of pandemic-related activities, and is planning for future growth.

In 2021 Catalent purchased a parcel from Best Beers for additional packing and refrigerated storage. They also purchased a parcel from IMI to the south and are presently working with the City Planning Department for an acceptable plan that facilitates employee parking while mitigating stormwater run-off issues through site infrastructure.

Project Overview

Catalent's campus comprises 62 acres, which hold four buildings, as well as the former IMI lot. The proposed investment is projected at \$350 million—\$10 million of which is Real Property and \$340 million of which is personal property. These investments will support 1,000 new, full-time employees at more than double living wage over the next five years.

These investments will facilitate:

- Expanded drug substance capacity in Building A (Parcel 1);
- Expanded drug product fill/finish capacity, additional quality control lab space, and expanded packaging capacity in Building B (Parcel 1);
- Expanded packaging capacity and additional cold storage in Building D (parcel 5);
- And the development of surface parking at the former IMI parcel.

Pending Reviews Following EDC

Common Council review of Tax Abatement

February 16, 2022

Criteria: City of Bloomington Tax Abatement General Standards

Capital Investment as an enhancement to the tax base

Total estimated project capital investment is projected to be \$350 million. Based on the total estimated project assessed value, the new Real Property tax liability excluding the abatement is projected to grow \$207,000 annually on average, and an average of \$117,000 personal property. Over the total twenty-year life of the abatement, the project will increase Catalent's tax liability by an estimated \$34 million. If the abatements are approved, that liability would decrease to \$5 million. Both calculations are present value estimates and are based on 2022 Monroe County tax rates.

Evaluative Criteria

Besides capital investment and full-time job creation, the City's Tax Abatement General Standards describe additional criteria that may be considered to evaluate whether a project will make "a significant positive contribution to overall economic vitality" of the city. The petitioner may provide supportive

evidence for how their project addresses the evaluative criteria. A summary of the application's category responses is below. Please also refer to the petitioner's application, which has been included in your packet.

Quality of Life/Environmental Sustainability: Catalent was awarded LEED Silver certification for Building C, which manufactures the J&J COVID-19 Vaccine. The company delivered over 4% energy savings in FY21 and is on track to meet its 15% FY22 target. The company implemented solar heating for hot water supporting the cafeteria, and installed more efficient plant boiler controls. The company is installing LED lighting in all non-manufacturing spaces by April 2022. In 2020, Catalent began issuing annual Corporate Responsibility reports, which communicate corporate responsibility strategy based on three pillars: Environment, People, and Community. These reports include specific goals and metrics related to energy use, waste diversion, and workforce diversification, among many others. For example, Catalent Corporate aims to have all sites zero waste to landfill by 2024.

Criteria: Statutory Considerations for ERA and Abatement Schedule

Establishing an Economic Revitalization Area

Upon the EDC's favorable recommendation, the City Council will take the necessary legislative steps to review the abatement. In order for a property to be eligible for tax abatement, it must be designated an Economic Revitalization Area. Under Indiana Code § 6-1.1-12.1-1, an Economic Revitalization Area (ERA) is an area that has obstacles to "normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors." It also includes areas where a facility or group of facilities are either technologically, economically, or energy obsolete and where the obsolescence may lead to a decline in employment and tax revenues.

As noted in the Project Background, Catalent's proposed expansion is taking place on the site of the former Thompson Consumer Electronics factory. This area has been an area that has been targeted for revitalization since the factory closing in 1997 and has remained largely undeveloped. In Common Council Resolutions 15-06 and 19-03, the Common Council declared one parcel in this area an ERA and extended that ERA through December 31, 2033. This proposal would extend that ERA designation and expand it to surrounding parcels that have yet to be developed on the former industrial site through December 31, 2047.

Rationale for Tax Abatement Recommendation

The findings required for designating an Economic Revitalization Area and authorizing a tax abatement following review of a statement of benefits from an applicant are:

- The estimate of the value of the redevelopment or rehabilitation is reasonable for the projects of that nature.
- The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed described redevelopment or rehabilitation.

- The estimate of the annual salaries of these individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed described redevelopment or rehabilitation.
- Any other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed described redevelopment or rehabilitation.
- The totality of the benefits is sufficient to justify the deduction.

With the consideration of all factors outlined above, and especially recognizing the unique opportunity this development presents to substantially increase the availability of permanent, high-wage jobs in Bloomington, the City supports the property owner's application for tax abatement with the following terms: **10-year 50% real estate (RE) property tax abatement and 20-year 90% personal property (PP), abatement.** The total present value of both abatements based on 2021 tax rates is \$29.3 million .

Should the Council approve the tax abatement, the City will negotiate and execute the required Memorandum of Agreement with Catalent. This agreement will include claw back provisions (remedies and consequences for noncompliance) related to the benefits stated in the Application and Statement of Benefits (SB-1) forms, and will define other substantial compliance terms through the duration of the tax abatement periods. Additionally, Indiana Code Section 6-1.1-12.1-18 requires the Common Council to hold a public hearing on the 20-year enhanced personal property abatement to review compliance after the tenth year of the abatement.

Appendix 1: Tax Abatement Schedule

Appendix 2: Site Images

Attachments:

- Petitioner's City of Bloomington Tax Abatement Application
- Petitioner's Statement of Benefits Form, Real Estate Improvements (SB-1)

Appendix 1: Tax Abatement Schedule

Tax Abatement Calculations for Real Property Improvement				
Catalent, Inc. —1300 S. Patterson Drive				
Using 2021 District Rate and Project Estimates				
Tax Rate			2.0669%	
Capital Improvements:			\$10,000,000	
<u>Yea</u>	<u>Percent</u>	<u>Proj. Tax Liability*</u>	<u>Value Abated</u>	<u>Taxes Payable</u>
1	50%	\$206,690	\$103,345	\$103,345
2	50%	\$206,690	\$103,345	\$103,345
3	50%	\$206,690	\$103,345	\$103,345
4	50%	\$206,690	\$103,345	\$103,345
5	50%	\$206,690	\$103,345	\$103,345
6	50%	\$206,690	\$103,345	\$103,345
7	50%	\$206,690	\$103,345	\$103,345
8	50%	\$206,690	\$103,345	\$103,345
9	50%	\$206,690	\$103,345	\$103,345
10	50%	\$206,690	\$103,345	\$103,345
		\$2,066,900	\$1,033,450	\$1,033,450
Average (10-years)		\$206,690	\$103,345	\$103,345
Total Present value (at 5% discount rate):			\$798,003	
Note: Year 10 projected tax liability estimated.				
*See Ind. Code § 6-1.1-4-4.5 for system of annual adjustment to the assessed value of real property.				

Tax Abatement Calculations for Personal Property Improvement

Catalent, Inc. — 1300 S. Patterson Drive
Using 2021 District Rate and Project Estimates

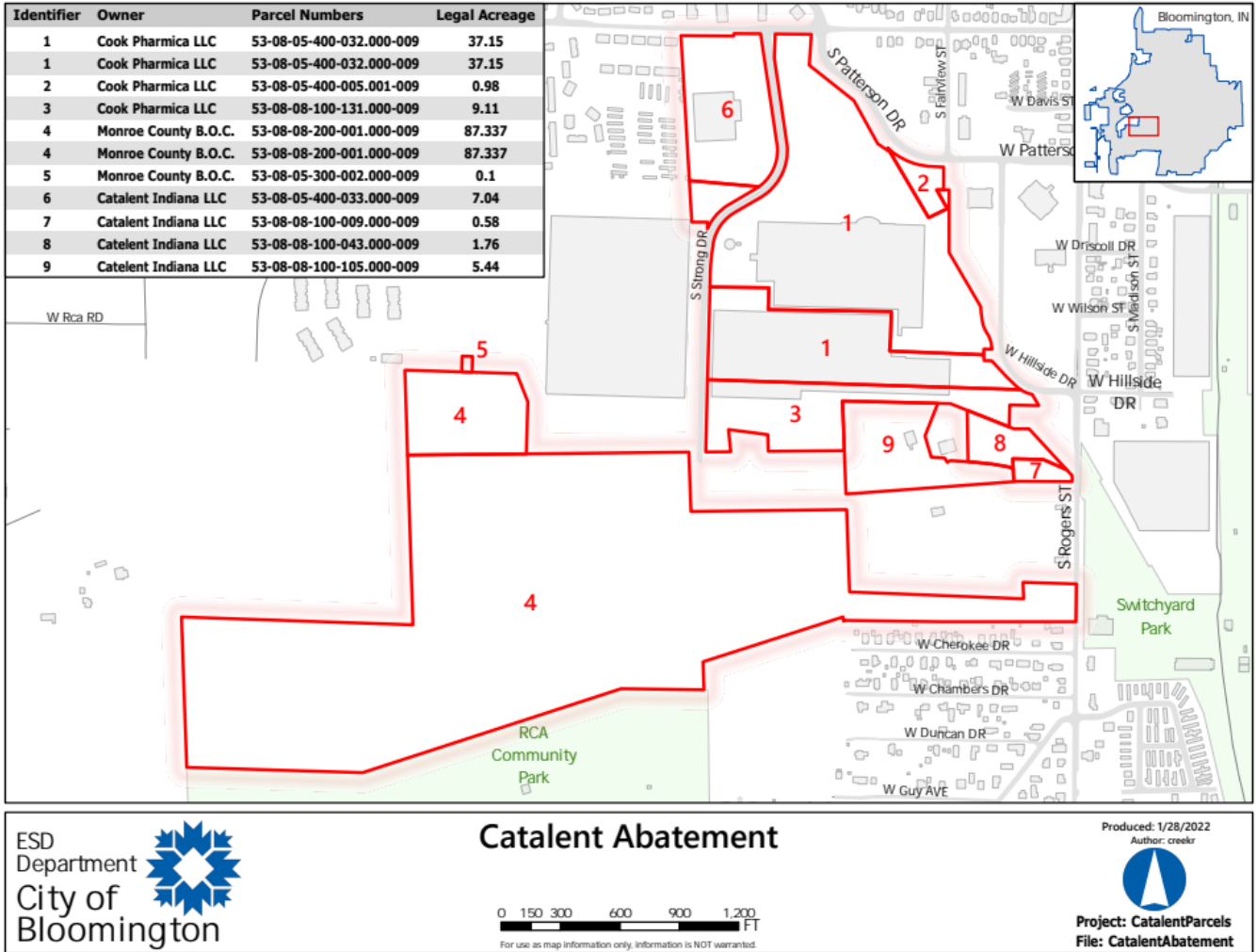
Tax Rate: 2.0669%
Capital Improvements: \$340,000,000

<u>Year</u>	<u>Abatement Rate</u>	<u>True Tax Value</u>	<u>Proj. Tax Liability*</u>	<u>Value Abated</u>	<u>Taxes Payable</u>
1	90%	40%	\$2,810,984	\$2,529,886	\$281,098
2	90%	60%	\$4,216,476	\$3,794,828	\$421,648
3	90%	55%	\$3,865,103	\$3,478,593	\$386,510
4	90%	45%	\$3,162,357	\$2,846,121	\$316,236
5	90%	37%	\$2,600,160	\$2,340,144	\$260,016
6	90%	30%	\$2,108,238	\$1,897,414	\$210,824
7	90%	30%	\$2,108,238	\$1,897,414	\$210,824
8	90%	30%	\$2,108,238	\$1,897,414	\$210,824
9	90%	30%	\$2,108,238	\$1,897,414	\$210,824
10	90%	30%	\$2,108,238	\$1,897,414	\$210,824
11	90%	30%	\$2,108,238	\$1,897,414	\$210,824
12	90%	30%	\$2,108,238	\$1,897,414	\$210,824
13	90%	30%	\$2,108,238	\$1,897,414	\$210,824
14	90%	30%	\$2,108,238	\$1,897,414	\$210,824
15	90%	30%	\$2,108,238	\$1,897,414	\$210,824
16	90%	30%	\$2,108,238	\$1,897,414	\$210,824
17	90%	30%	\$2,108,238	\$1,897,414	\$210,824
18	90%	30%	\$2,108,238	\$1,897,414	\$210,824
19	90%	30%	\$2,108,238	\$1,897,414	\$210,824
20	90%	30%	\$2,108,238	\$1,897,414	\$210,824
			\$48,278,650	\$43,450,785	\$4,827,868
Avg. gross taxes (20-years)			\$2,413,933	\$2,172,539	\$241,393
Total Present value (at 5% discount rate):				\$28,462,615	

*See Ind. Code § 6-1.1-3-1, et seq. for assessment of personal property.

Appendix 2: Site Images

Site Location: Exhibit A



**RESOLUTION 22-01
OF THE
ECONOMIC DEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON, INDIANA**

DESIGNATION OF AN ECONOMIC REVITALIZATION AREA

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

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

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 Economic Revitalization Area (ERA);

WHEREAS, City staff recommends the designation of the following Monroe County Parcel Numbers and Legal Descriptions as an Economic Revitalization Area:

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;

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 EDC;

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

WHEREAS, the Economic Development Commission of the City of Bloomington, Indiana, has determined that the application falls within the statutory qualifications in Indiana Code § 6.1.1-12.1-1 *et seq.* and has voted to support the designation.

NOW, THEREFORE, BE IT RESOLVED BY THE ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON THAT:

1. The Economic Development Commission of the City of Bloomington, Indiana recommends to the Common Council of the City of Bloomington that the application for the above-referenced location to be designated as an economic revitalization area be approved.
2. The EDC recommends that the Common Council's ERA designation expire no later than December 31, 2052.

APPROVED this _____ day of January, 2022.

Kurt Zorn, President

WITNESS:

Malcolm Webb, Secretary

**RESOLUTION 22-02
OF THE
ECONOMIC DEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON, INDIANA**

RECOMMENDATION OF TAX ABATEMENT FOR CATALENT INDIANA, LLC

WHEREAS, the Economic Development Commission of the City of Bloomington, Indiana, recognizes the need to stimulate growth and to maintain a sound economy within the corporate limits of the City of Bloomington, Indiana; and

WHEREAS, Indiana Code § 6-1.1-12.1-1 *et seq.* provides for the designation of “Economic Revitalization Areas” (“ERA”) within which property taxes may be abated on improvements to real estate; and

WHEREAS, in addition to ERA designation, an applicant for tax abatement must receive the Common Council’s approval of the Statement of Benefits regarding the proposed project; 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, 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”) proposes a potential \$350 million expansion of its current campus located at 1300 S Patterson Drive across a range of parcels that are depicted in Exhibit A (“Project”); and

WHEREAS, the Project will include real estate improvements and new personal property; and

WHEREAS, Indiana Code Section 6-1.1-12.1-18 allows for an enhanced abatement schedule on new personal property that may not exceed twenty (20) years, provided that the Common Council hold a public hearing to review the abatement following the tenth year; and

WHEREAS, new personal property qualifying for this abatement under Indiana Code Section 6-1.1-12.1-18 must be business personal property (1) that the Petitioner places in service after its statement of benefits is approved by City Council, and (2) that has not previously been used in Indiana before the Petitioner acquires the business personal property; and

WHEREAS, Petitioner has applied for a tax abatement on the real estate and personal property improvements associated with the Project (“Application”); and

WHEREAS, Petitioner’s Application includes a Statement of Benefits; and

WHEREAS, the Economic Development Commission of the City of Bloomington, Indiana, has met and considered Petitioner’s Application and Statement of Benefits; and

NOW, THEREFORE, BE IT RESOLVED BY THE ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON THAT:

The following recommendations are made to the Common Council of the City of Bloomington, Indiana:

1. As indicated in EDC Resolution 22-01, nine (9) parcels be designated an Economic Revitalization Area, which are depicted in Exhibit A and identified by Monroe County as the following parcels:

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
53-08-05-400-032.000-009
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

2. Petitioner’s Project as outlined in its application and statement of benefits demonstrate that the Project would significant increase full-time, permanent living-wage jobs.
3. Petitioner’s Statement of Benefits regarding the Project be approved along with the following abatements:
 - a. For real property improvements for the project, a ten (10) year abatement with the following schedule pursuant to Indiana Code Section 6-1.1-12.1-17:

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%

b. For new personal property for the Project, a twenty (20) year abatement with the following schedule pursuant to Indiana Code Section 6-1.1-12.1-18:

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%

3. This tax abatement be contingent upon Petitioner beginning physical work on the Project no later than December 31, 2023.

APPROVED this _____ day of January, 2022.

Kurt Zorn, President

WITNESS:

Malcolm Webb, Secretary



Application for Designation as an Economic Revitalization Area (ERA): Real Property Tax Abatement

City of Bloomington, Indiana
Department of Economic and Sustainable Development
401 N. Morton St., PO Box 100, Bloomington, Indiana 47402-0100
812.349.3418

INSTRUCTIONS

1. State law and City of Bloomington policy require that the designation application and statement of benefits form (SB-1) be submitted **prior to the initiation of the project** (i.e., prior to filing for building permits required to initiate construction). If the project requires a rezoning, variance, or approval petition of any kind the petitioner must file prior to submission of the tax abatement application, and must be approved prior to a final hearing on the tax abatement request.
2. All questions must be answered as completely as possible and must be verified with a signature on the completed Statement of Benefits Form (SB-1) and last page of this application. Incomplete or unsigned applications will not be accepted as official filings. If attaching additional pages, please label responses with corresponding Section numbers.
3. Return completed Application and **\$100.00 non-refundable Application Fee** (payable to the **City of Bloomington**) to City of Bloomington Department of Economic & Sustainable Development, PO Box 100, 401 N Morton Street, Suite 130, Bloomington, IN 47402-0100 (economicvitality@bloomington.in.gov).

Section 1 – Applicant Information	
Name of Company for which ERA Designation is being requested Catalent Indiana, LLC	
Primary Contact Information (for questions concerning this application and the Project)	
Name Jacob Everett	Job Title Consultant, Site Selection & Incentives
Phone (765) 425-9291 ext.	Email jeverett@mcguiresponsel.com
Address 201 N. Illinois Street, Suite 1000 (street and/or PO, city, ZIP) Indianapolis, IN 46204	
Compliance Contact Information (person responsible for completion and timely submittal of mandatory annual compliance forms if designation is granted)	
Name Reid Pittard	Job Title Senior Analyst
Phone (317) 296-6446 ext.	Email rpittard@mcguiresponsel.com
Address 201 N. Illinois Street, Suite 1000 (street and/or PO, city, ZIP) Indianapolis, IN 46204	

Section 2 – Real Property Location and Description		
Monroe County Tax Parcel ID Number(s) multiple, see SB-1	Township Perry	
Street Address 1300 S Patterson Dr & surrounding campus		ZIP 47403-
Current Zoning	Current Use(s) of Property life sciences	
Estimated Market Value of Property	manufacturing	
Property or Building(s) Listed as Historic on the City of Bloomington Historical Survey ? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, check one:	<input type="checkbox"/> Outstanding <input type="checkbox"/> Notable <input type="checkbox"/> Contributing	Age of Building(s), if applicable
Describe any other national or local historical significance or designation, if applicable n/a		
Please list all owners of the property. Catalent Indiana, LLC and Board Of Commissioners Of Monroe County		
Attach additional sheets as necessary to include all relevant property records. The City of Bloomington may require a copy of the property deed.		

Section 3 – Criteria for Economic Revitalization Area (“ERA”) or Economic Development Target Area (“EDTA”) Designation

Describe how the project property and surrounding area have become undesirable for normal development and occupancy.

Despite the wide range of activities permitted in the Thomson PUD and adjacent property, development lags potential in this area. Challenges to further development include: karst topography, flood plain, and potential environmental issues. Further, portions of the area lack infrastructure, present possible site challenges related to previous mining/excavation activity, and lack sufficient access.

Section 4 – Company Profile

Does your company currently operate at this location? Yes No

If yes, how long has your company been at this location? **acquired Cook Pharmica in 2017**

Will this property be your company’s headquarters location? Yes No

If no, where is/will be your company’s HQ? **Somerset, NJ**

Company is a: LLC LLP LP Corporation S. Corporation Nonprofit Corporation
 Mutual Benefit Corporation Other-Please describe:

Provide a brief description of your company history, products and services.

Catalent acquired Cook Pharmica in 2017. Catalent operates over 50 global sites which supply over 70 billion doses of more than 7,000 life pharma, biotech, & consumer health products.

Please list all persons and/or entities with ownership interests in the company. **Catalent Pharma Solutions**

Current/Retained Jobs and Wages (include only current permanent jobs, and exclude benefits and overtime from wage values)

Number of part-time employees	0	Median part-time hourly wage	n/a
Number of full-time employees	3,212	Average part-time hourly wage	n/a
TOTAL current employees (permanent jobs)	3,212	Median full-time hourly wage	
		Average full-time hourly wage	30
What is the lowest hourly wage in the company? (inc. PT, FT, other)	19		
What is the median hourly wage in the company (inc. PT, FT, other)		TOTAL Annual Payroll (current/retained)	200,428,800

New Jobs and Wages As Result of the Proposed Project (include only new permanent jobs, and exclude benefits and overtime from wage values)

Number of part-time employees	0	Lowest starting part-time wage	n/a
Number of full-time employees	1,000	Lowest starting full-time wage	19
TOTAL NEW employees (new permanent jobs)	1,000	TOTAL NEW Annual Payroll (new jobs only)	66,560,000

Describe your company’s benefit programs and include the approximate value of benefits for existing and new employees on a per hour basis (e.g., benefits are valued at an additional \$3.00 per hour, etc.)

Employees receive access to the following benefits: health insurance, dental insurance, vision insurance, life insurance, disability insurance, 401(k) with employer match, and an educational assistance program. The comprehensive benefits package provided to employees is valued at approximately \$10.00 per hour.

Market for Goods and Services; Local Sourcing

To the extent possible, please estimate the relative percentages of your company’s reach (via your products or services) into following markets:

	_____	Inside Monroe County, Indiana
	_____	Outside Monroe County, but inside Indiana
	_____	Outside of Indiana
	_____	Outside of the United States
	100%	

If applicable, list the name and location (City, State) of your five largest vendors or suppliers.

- 1.
- 2.
- 3.
- 4.
- 5.

Section 5 – Proposed Improvements (the “Project”)

Describe all real estate improvements for which tax abatement on the property is being sought.

Applicant is considering building improvements to support increased manufacturing capacity as well as potential future new construction. If tax abatement is approved, real property improvements would occur in phases on property currently owned and may also include additional property acquisitions.

Estimated Total Project Cost (Capital Improvements only) **\$350,000,000.00**

Estimated Construction Start Date (month-year) **March 2022**

Estimated Completion Date (month-year) **December 2026**

Has Bloomington Planning approval been obtained for the Project? Yes No
If yes, Case Number:

Will the Project require any City expenditures (for public infrastructure, etc.)? Yes No

If yes, please describe **Company working with CBU to determine required infrastructure upgrades**

Proposed Use(s) of the property after Project completion. Describe uses for entire Project space, including any uses not of the applicant company (e.g., if portions of space are intended to be leased to other entities, provide details).

life sciences manufacturing along with supporting R&D, distribution, and administration

Describe the impact on your business if the proposed Project is **not** undertaken (e.g. loss of jobs, contract cancellations, loss of production, change in location, etc.).

Project is critical to company's ability to remain competitive and pursue additional growth opportunities

Attach renderings, site plans, drawings, etc., of the Project.

Section 6 – City of Bloomington Evaluative Criteria

Describe how the Project will make a significant positive contribution to the community’s overall economic vitality in at least one of the following areas which apply. Feel free to add details to any and all other categories which apply. See “General Standards” for explanations and examples.

Quality of Life, Environmental Stewardship, and/or Sustainability

- **Awarded LEED Silver certification for Catalent’s Building C that manufactures the J&J COVID-19 vaccine.**
- **Delivered > 4% energy savings in FY21 & > 4% additional active in FY22 (on-track to exceed the 15% Catalent target).**
- **Implemented solar heating hot water supporting the cafeteria**
- **Installed more efficient plant boiler controls**
- **Installing LED lighting in all non-manufacturing spaces by April 2022**

Affordable Housing

Community Service

Community Character

If applicable, describe any further (not yet described above) beneficial *and detrimental* impact to the community’s economic, social or environmental wellbeing, resulting from the Project.

Attach any additional information or documentation you feel to be pertinent to the City's decision to authorize this tax abatement.

Section 7 – Certification:

The undersigned hereby certify the following:

[Initials]

- JE ■ The statements in the foregoing application for tax abatement are true and complete.
- JE ■ The person(s) executing this application for tax abatement have been duly authorized by the business entity for which this application is being filed to execute and file this application, and all required approvals by the appropriate board or governing body of the business entity have been received.
- JE ■ The individual(s) or business entity that is applying for Economic Revitalization Area (ERA) or Economic Development Target Area (EDTA) designation or approval of a Statement of Benefits is not in arrears on any payments, fees, charges, fines or penalties owed to the City of Bloomington, Indiana, including but not limited to, City of Bloomington Utilities, Bloomington Transit, and any other City departments, boards, commissions or agencies.
- JE ■ I/we understand that if the above improvements are not commenced (defined as obtaining a building permit and actual start of construction) within 12 months of the date of the designation of the above area as an ERA, EDTA or of approval of a Statement of Benefits for the above area, whichever occurs later, the Bloomington Common Council shall have the right to void such designation.
- JE ■ I/we understand that all companies requesting ERA and/or EDTA designation will be required to execute a Memorandum of Agreement (MOA) with the City. The MOA shall contain the capital investment levels, job creation and/or retention levels and hourly wage rates and other benefits that the applicant has committed to the City in order to receive consideration for the designation. The MOA shall also contain information relative to what the City and applicant have agreed upon as "substantial compliance" levels for capital investment, job creation and/or retention and wage rates and/or salaries associated with the project.

Additionally, the MOA shall indicate that the City, by and through the Economic Development Commission and the City of Bloomington Common Council, reserves the right to terminate a designation and the associated tax abatement deductions if it determines that the applicant has not made reasonable efforts to substantially comply with all of the commitments, and the applicant's failure to substantially comply with the commitments was not due to factors beyond its control.

If the City terminates the designation and associated tax abatement deductions, it may require the applicant to repay the City all or a portion of the tax abatement savings received through the date of such termination. Additional details relative to the repayment of tax abatement savings shall be contained in the Memorandum of Agreement.
- JE ■ I/we understand that if this request for property tax abatement is granted that I/we will be required to submit mandatory annual compliance forms as prescribed by State law and local policy. I/we also acknowledge that failure to do so or failure to achieve investment, job creation, retention and salary levels contained in the final resolution and MOA may result in a loss of tax abatement deductions and the repayment of tax abatement savings received.
- JE ■ I/we understand that beneficiaries of a city tax abatement are subject to the City of Bloomington's Living Wage Ordinance ([BMC 2.28](#)), and therefore I/we must certify the entity's Living Wage compliance annually during the tax abatement term, if this abatement request is approved.

OWNER(S) OR AUTHORIZED REPRESENTATIVE(S)

SIGNATURE (Print Name Below)	TITLE	DATE
X <u>JE</u> Jacob Everett	Advisor	Jan 21, 2022
X _____ Printed Name	_____	_____



**STATEMENT OF BENEFITS
PERSONAL PROPERTY**

State Form 51764 (R5 / 1-21)

Prescribed by the Department of Local Government Finance

FORM SB-1 / PP

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 6-1.1-12.1-5.1.

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.
2. The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the installation of qualifying abatable equipment for which the person desires to claim a deduction.
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 or with the county assessor if there is no township assessor for the township. The 103-ERA must be filed between January 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 January 1 and the extended due date of that year.
4. Property owners whose Statement of Benefits was approved, must submit Form CF-1/PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
5. For a Form SB-1/PP that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/PP that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. (IC 6-1.1-12.1-17)

SECTION 1						TAXPAYER INFORMATION							
Name of taxpayer Catalent Indiana, LLC				Name of contact person Nicki Jones, Controller									
Address of taxpayer (number and street, city, state, and ZIP code) 14 Schoolhouse Road Somerset NJ 08873						Telephone number (812) 803-0768							
SECTION 2						LOCATION AND DESCRIPTION OF PROPOSED PROJECT							
Name of designating body City of Bloomington Common Council						Resolution number (s)							
Location of property Personal Property Parcel #53-109-18003-37, physical location: 1300 South Patterson Drive Bloomington, IN and surrounding				County Monroe		DLGF taxing district number 53-009 Bloomington City Perry Township							
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.) life sciences manufacturing equipment and supporting R&D, Logistics, and IT equipment						ESTIMATED							
								START DATE		COMPLETION DATE			
						Manufacturing Equipment		01/01/2022		12/31/2026			
						R & D Equipment		01/01/2022		12/31/2026			
						Logist Dist Equipment		01/01/2022		12/31/2026			
IT Equipment		01/01/2022		12/31/2026									
SECTION 3						ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT							
Current Number 3212		Salaries \$30/hr avg		Number Retained 3212		Salaries \$30/hr avg		Number Additional 1000		Salaries \$32/hr avg.			
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		LOGIST DIST EQUIPMENT		IT EQUIPMENT				
			COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE			
Current values													
Plus estimated values of proposed project			337,000,000		1,000,000		1,000,000		1,000,000				
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 								Date signed (month, day, year) January 21, 2022					
Printed name of authorized representative Andrew Espejo						Title General Manager							

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 _____ . *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. Installation of new manufacturing equipment; | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Enhanced Abatement per IC 6-1.1-12.1-18
<i>Check box if an enhanced abatement was approved for one or more of these types.</i> |
| 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 \$ _____. *(One or both lines may be filled out to establish a limit, if desired.)*
- D. The amount of deduction applicable to new research and development equipment is limited to \$ _____ cost with an assessed value of \$ _____. *(One or both lines may be filled out to establish a limit, if desired.)*
- E. The amount of deduction applicable to new logistical distribution equipment is limited to \$ _____ cost with an assessed value of \$ _____. *(One or both lines may be filled out to establish a limit, if desired.)*
- F. The amount of deduction applicable to new information technology equipment is limited to \$ _____ cost with an assessed value of \$ _____. *(One or both lines may be filled out to establish a limit, if desired.)*
- 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 is allowed for:
- | | | | | | |
|---------------------------------|---------------------------------|---------------------------------|---------------------------------|----------------------------------|---|
| <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 | <input type="checkbox"/> Enhanced Abatement per IC 6-1.1-12.1-18
Number of years approved: _____
<i>(Enter one to twenty (1-20) years; may not exceed twenty (20) years.)</i> |
| <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 | |
- I. 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.

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 by: <i>(signature and title of authorized member of designating body)</i>	Telephone number ()	Date signed <i>(month, day, year)</i>
Printed name of authorized member of designating body	Name of designating body	
Attested by: <i>(signature and title of attester)</i>	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.

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.

(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 IC 6-1.1-12.1-18, 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.



**STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51767 (R7 / 1-21)

Prescribed by the Department of Local Government Finance

20__ PAY 20__

FORM SB-1 / Real Property

PRIVACY NOTICE

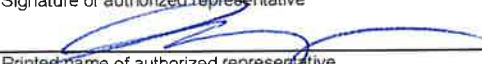
Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

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)

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 redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
2. The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
3. 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.
4. 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)
5. 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. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

SECTION 1 TAXPAYER INFORMATION					
Name of taxpayer Catalent Indiana, LLC					
Address of taxpayer (number and street, city, state, and ZIP code) 14 Schoolhouse Road Somerset NJ 08873					
Name of contact person Nicki Jones, Controller		Telephone number (812) 803-0768		E-mail address nicki.jones@catalent.com	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body City of Bloomington Common Council				Resolution number	
Location of property see attached		County Monroe		DLGF taxing district number 53-009 Bloomington City Perry Township	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) improvement, expansion, and/or new construction to house manufacturing, R&D, distribution, office, and other activities related to life sciences manufacturing				Estimated start date (month, day, year) 01/01/2022	
				Estimated completion date (month, day, year) 12/31/2026	
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current Number 3,212.00	Salaries \$30.00	Number Retained 3,212.00	Salaries \$30.00	Number Additional 1,000.00	Salaries \$32.00
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
			REAL ESTATE IMPROVEMENTS		
			COST	ASSESSED VALUE	
Current values					
Plus estimated values of proposed project			10,000,000.00		
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 				Date signed (month, day, year) January 21, 2022	
Printed name of authorized representative Andrew Espejo			Title General Manager		

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 Yes No
 2. Residentially distressed areas Yes No
- C. The amount of the deduction applicable is limited to \$ _____.
- D. Other limitations or conditions (specify) _____
- E. Number of years allowed: Year 1 Year 2 Year 3 Year 4 Year 5 (* see below)
 Year 6 Year 7 Year 8 Year 9 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 ()	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.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. 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. Except as provided in IC 6-1.1-12.1-18, the deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. 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. (See IC 6-1.1-12.1-17 below.)

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.

(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 IC 6-1.1-12.1-18, 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.

Real Property Location

Real property improvements owned, occupied, or otherwise used by Catalent Indiana, LLC or its subsidiaries and affiliates at any location on the following parcels:

- a. 53-08-05-400-033.000-009
- b. 53-08-08-100-009.000-009
- c. 53-08-08-100-043.000-009
- d. 53-08-08-100-105.000-009
- e. 53-08-05-400-032.000-009
- f. 53-08-08-100-131.000-009
- g. 53-08-05-400-005.001-009
- h. 53-08-08-200-001.000-009
- i. 53-08-05-300-002.000-009