



City of Bloomington Common Council

Legislative Packet

Containing legislation and materials related to:

Wednesday, 02 March 2022

Regular Session

Starting at 6:30 pm

**Please see the notes on the [Agenda](#) addressing public meetings during the public health emergency. For a schedule of upcoming meetings of the Council and the City's boards and commissions, please consult the City's [Calendar](#).*



CITY OF BLOOMINGTON COMMON COUNCIL

AGENDA AND NOTICE:
REGULAR SESSION
WEDNESDAY | 6:30 PM
02 MARCH 2022

*Per IC 5-14-1.5-3.7, this meeting will be conducted electronically.
The public may access the meeting at the following link:*

<https://bloomington.zoom.us/j/81401019479?pwd=bVNiTXFLaSs3R25ZSk9aWW1JbWtldz09>

- I. **ROLL CALL**
- II. **AGENDA SUMMATION**
- III. **APPROVAL OF MINUTES** - *None*
- IV. **REPORTS** (*A maximum of twenty minutes is set aside for each part of this section.*)
 - A. **Councilmembers**
 - B. **The Mayor and City Offices**
 - a. Leaf Program Report
 - b. Review of Historic and Conservation District Guidelines
 - C. **Council Committees**
 - D. **Public***
- V. **APPOINTMENTS TO BOARDS AND COMMISSIONS**
- VI. **LEGISLATION FOR SECOND READINGS AND RESOLUTIONS**
 - A. Resolution 22-07 - To Approve Recommendations of the Mayor for Distribution of Community Development Block Grant (CDBG) Funds for 2022
 - B. Resolution 22-06 - To Confirm Resolution 22-05 Designating an Economic Revitalization Area, Approving the Statement of Benefits, and Authorizing an Abatement Period for Real Property Improvements and Personal Property Re: Properties at 1300 S Patterson Drive (Catalent Indiana, LLC, Petitioner)
- VII. **LEGISLATION FOR FIRST READINGS**

None
- VIII. **ADDITIONAL PUBLIC COMMENT*** (*A maximum of twenty-five minutes is set aside for this section.*)
- IX. **COUNCIL SCHEDULE**
- X. **ADJOURNMENT**

* Members of the public may speak on matters of community concern not listed on the agenda at one of the two public comment opportunities. Citizens may speak at one of these periods, but not both. Speakers are allowed five minutes; this time allotment may be reduced by the presiding officer if numerous people wish to speak.

Posted: 25 February 2022

STATEMENT ON PUBLIC MEETINGS DURING THE PUBLIC HEALTH EMERGENCY

Under Indiana Code 5-14-1.5-3.7, during a declared public health emergency, the Council and its committees may meet by electronic means. The public may simultaneously attend and observe this meeting at the link provided above. Please check [the Council Website at https://bloomington.in.gov/council](https://bloomington.in.gov/council) for the most up-to-date information on how the public can access Council meetings during the public health emergency.

Posted: 25 February 2022



**City of Bloomington
Office of the Common Council**

NOTICE

Wednesday, 02 March 2022

Regular Session

Starting at 6:30 pm

Per IC 5-14-1.5-3.7, this meeting will be conducted electronically.

The public may access the meeting at the following link:

<https://bloomington.zoom.us/j/81401019479?pwd=bVNiTXFLaSs3R25ZSk9aWW1JbWtldz09>

As a quorum of the Council or its committees may be present, this gathering constitutes a meeting under the Indiana Open Door Law (I.C. § 5-14-1.5). For that reason, this statement provides notice that this meeting will occur and is open for the public to attend, observe, and record what transpires.

STATEMENT ON PUBLIC MEETINGS DURING THE PUBLIC HEALTH EMERGENCY

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MEMO FROM COUNCIL OFFICE ON:

Resolution 22-07 – To Approve Recommendations of the Mayor for Distribution of Community Development Block Grant (CDBG) Funds For 2022

Synopsis

The City of Bloomington is eligible for a Community Development Block Grant (CDBG) from the U.S. Department of Housing and Urban Development estimated to be \$900,000, along with \$200,000 of available prior CDBG grant funding. This resolution outlines program recommendations by the Mayor with input from the Citizen's Advisory Committee and the Redevelopment Commission. Pursuant to federal regulations, CDBG allocations are made across the following general program areas: Social Services Programs, Physical Improvements, and Administrative Services.

Relevant Materials

- Resolution 22-07
- Memo – John Zody, Director, Housing and Neighborhood Development Department
 - Includes Project Summaries
- Redevelopment Commission Resolution 22-08
 - Exhibit A – Physical Improvement Recommendations
 - Exhibit B – Social Service Recommendations
- CDBG Eligibility Guidelines
- Physical Improvements
 - Committee Membership
 - Calendar
 - Citations to Consolidated Plan
 - Allocation Worksheet
- Social Services
 - Project Summaries
 - Committee Membership
 - Calendar
 - Application Scoring Criteria
 - Allocation Worksheet



Summary

Resolution 22-08 approves the Mayor’s recommendations for allocating Community Development Block Grant (CDBG) funds for 2022 (additional information and resources related to the CDBG Program online - <https://www.hudexchange.info/programs/cdbg/>). As an “entitlement” city, the City of Bloomington receives CDBG funds from the U.S. Housing and Urban Development Department (HUD). HUD determines the amount of each entitlement grantee’s annual funding allocation by a statutory formula that uses several objective measures of community needs, including the extent of poverty, population, housing overcrowding, age of housing, and population growth lag in relationship to other metropolitan areas.¹ The City expects to receive approximately \$900,000 in CDBG funding this year.

Citizen Advisory Committees

HUD administers and regulates CDBG funds. HUD requires that funding for all projects and programs be tied to HAND’s Consolidated Plan ([linked](#)). The *2020-2024 Consolidated Plan*, was used to inform this round of allocations. The City also relies on a CDBG Citizen Advisory Committee (CAC), which is divided into two subcommittees: Social Services and Physical Improvements.² These two subcommittees review applications and make recommendations for the allocation of funds.

Process

The CDBG funding process spans about 10 months from September/October of one year to June/July of the next. Council consideration of allocations typically occurs in February/March and funds may become available in June/July. In the months prior to that, the following occurs:

- In September, application and submission information becomes available for interested agencies.
- In October, agencies must submit a letter of intent outlining their proposal and attend a mandatory training.
- In Late November/early December, completed applications are due.
- In January, CAC holds public hearings to consider and make recommendations.
- In February, the Redevelopment Commission reviews the recommendations of CAC and forwards its decision to the Mayor, who then forwards them to the Council.

¹ https://www.hud.gov/sites/documents/DOC_17136.PDF

² The membership of CAC is as follows: two City Council members, two Redevelopment Commission members, and up to 18 community members appointed by the Mayor. The CAC meets as a whole committee only at the beginning of the process for an Organizational meeting. After that, each subcommittee meets separately.



Eligibility and Allocation

HUD regulations require that the city use at least 70% of CDBG funds for the benefit of low-to-moderate income persons.³ The remaining funds may be used to prevent or eliminate blighted areas or to address community development needs arising from serious and immediate threats to the health or welfare of the community.⁴ HUD regulations also require that CDBG funds be allocated among three categories according to the following formula: no more than 15% may be allocated for social service programs; no more than 20% may be used for administrative costs; and at least 65% must be used for physical improvements.

As noted in the opening paragraph, the funding figure of \$900,000 is an estimate and HUD may send the city more or less than the expected amount of funds. For that reason, the recommendations and resolution specify how funds will be allocated in the event of a surplus or shortfall. Please note that, in addition to the \$900,000 the city anticipates receiving in 2022, there is an additional \$200,000 of available prior CDBG grant funding that has been allocated for physical improvements.

Contact

John Zody, Director, HAND, john.zody@bloomington.in.gov, 812-349-3420

³ <https://www.hudexchange.info/programs/cdbg-entitlement/cdbg-entitlement-program-eligibility-requirements/#:~:text=Over%20a%201%2C%202%2C%20or,or%20other%20non%2Dgovernmental%20entities.>

⁴ <https://files.hudexchange.info/resources/documents/About-the-CDBG-Program.pdf>

RESOLUTION 22-07

**TO APPROVE RECOMMENDATIONS OF THE MAYOR FOR DISTRIBUTION OF
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS FOR 2022**

WHEREAS, the City of Bloomington, Indiana, is eligible for Community Development Block Grant (CDBG) funds in the approximate amount of \$900,000 of grant funds for Fiscal Year 2022 pursuant to the Housing and Community Development Act of 1974 as amended; and

WHEREAS, available prior CDBG grant funding in the amount of \$200,000 will be added to the Physical Improvement allocation per the U.S. Department of Housing and Urban Development regulation; and

WHEREAS, the national objectives of the Community Development Program are:

1. first and foremost, the development of viable urban communities, including decent housing and a suitable living environment and expanding economic opportunities principally for persons of low and moderate income; and
2. the elimination of slums and blight, and the prevention of blighting influences and the deterioration of property and neighborhood and community facilities of importance to the welfare of the community, principally for persons of low and moderate income; and
3. the elimination of conditions which are detrimental to health, safety, and public welfare, through code enforcement, demolition, interim rehabilitation assistance, and related activities; and
4. the conversion and expansion of the Nation's housing stock in order to provide a decent home and suitable living environment for all persons, but principally those of low and moderate income; and
5. the expansion and improvement of the quantity and quality of community services, principally for persons of low and moderate income, which are essential for sound community development and for development of viable urban communities; and
6. the integration of income groups throughout the community by spreading persons of lower income into more prosperous neighborhoods and drawing persons of higher income to declining and deteriorated neighborhoods; and
7. the alleviation of physical and economic distress through the stimulation of private investment and community revitalization; and

WHEREAS, federal guidelines set forth a formula for funding where no more than 15% of the total grant may be allocated for social services programs, no more than 20% of the total grant may be allocated for administering these funds, and at least 65% of the total grant must be allocated for physical improvements; and

WHEREAS, the allocation for administering the grant may be used for a broad range of direct and indirect costs which includes but is not limited to salaries, rent, and fuel; and

WHEREAS, a statement of community development objectives and projected use of the funds has been advertised; and

WHEREAS, said statement and projected use of funds reflects programs recommended by the Mayor with input from the Citizen's Advisory Committee and the Redevelopment Commission and are consistent with local and national objectives of the Housing and Community Development Act of 1974, as amended;

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

SECTION 1. The following programs be approved as follows:

COMMUNITY DEVELOPMENT PROGRAMS SOCIAL SERVICES PROGRAMS FUNDING	FISCAL YEAR 2022 ALLOCATION
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Hoosier Hills Food Bank	\$16,875.00
New Hope for Families	\$16,875.00
Community Kitchen	\$16,875.00
Boys & Girls Clubs of Bloomington	\$16,875.00
New Leaf - New Life	\$16,875.00
Mother Hubbard's Cupboard	\$16,875.00
Middle Way House	\$16,875.00
Beacon	\$16,875.00
TOTAL	\$135,000.00

COMMUNITY DEVELOPMENT PROGRAMS PHYSICAL IMPROVEMENTS PROGRAMS FUNDING	FISCAL YEAR 2022 ALLOCATION
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Bloomington Cooperative Living – Physical Improvements at 404 W. Kirkwood Avenue	\$84,500.00
Boys & Girls Club – Safety and security upgrades at 1111 W. 12 th Street	\$75,000.00
City of Bloomington, Engineering – Sidewalk improvements on Adams Street	\$140,000.00
City of Bloomington, Utilities – Bio retention ponds	\$110,000.00
LIFEDesigns – Interior renovations of Housing Options 1	\$134,653.00
Monroe County United Ministries – New siding on the Self-Sufficiency Center	\$20,847.00
New Hope for Families – Solar panels at 1140 S. Morton Street	\$60,000.00
Summit Hill Community Development Corp./Bloomington Housing Authority – Solar panels on two buildings in Walnut Woods	\$150,000.00
Tandem Birth Center – Improve entrance accesses	\$10,000.00
TOTAL	\$785,000.00

COMMUNITY DEVELOPMENT PROGRAMS ADMINISTRATION FUNDING	FISCAL YEAR 2022 ALLOCATION
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Administration of Housing and Neighborhood Development Department	\$180,000.00
TOTAL	\$180,000.00

TOTAL ALLOCATION	\$1,100,000.00
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SECTION 2. In the event the City of Bloomington receives more or less of the anticipated funding, that amount shall be distributed in the following manner:

Social Services: If the 2022 funding level for social services is greater than \$135,000.00, overage funds will be distributed as follows: the eight agencies receiving funding will have the additional proceeds split evenly among them.

If the 2022 funding level for social services is less than \$135,000.00, funds will be distributed as follows: all funds will be decreased evenly among the receiving agencies.

Physical Improvements: If the 2022 funding level for physical improvements is greater than \$785,000 the additional funding will be allocated as follows. First, the funds will be used to fully fund the Summit Hill Community Development Corp./Bloomington Housing Authority solar panel project. Second, the funds will be used to fully fund the City of Bloomington, Utilities water retention project. Finally, any remaining funds will be dispersed between the other projects not fully funded proportionally.

If the 2022 funding level for physical improvements is less than \$785,000 the funding will be adjusted as follows. All projects excluding Monroe County United Ministries and Tandem Birth Center will be decreased proportionally.

SECTION 3. This resolution shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.

PASSED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 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 _____ day of _____, 2022.

NICOLE BOLDEN, Clerk
City of Bloomington

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

JOHN HAMILTON, Mayor
City of Bloomington

SYNOPSIS

The City of Bloomington is eligible for a Community Development Block Grant (CDBG) from the U.S. Department of Housing and Urban Development estimated to be \$900,000, along with \$200,000 of available prior CDBG grant funding. This resolution outlines program recommendations by the Mayor with input from the Citizen’s Advisory Committee and the Redevelopment Commission. Pursuant to federal regulations, CDBG allocations are made across the following general program areas: Social Services Programs, Physical Improvements, and Administrative Services.



To: Bloomington Common Council
From: John Zody, Director, Housing and Neighborhood Development Department
Date: February 22, 2022
Subject: Program Year 2022 Community Development Block Grant Funding

The Community Development Block Grant (CDBG) is authorized under Title I of the Housing and Community Development Act of 1974, as amended. The primary objective is to develop viable urban communities by providing low to moderate income individuals with decent housing, a suitable living environment, and expanded economic opportunity. The City of Bloomington is an entitlement community under this program and receives an annual allocation of CDBG funds. The U.S. Department of Housing and Urban Development (HUD) requires entitlement communities to present a Consolidated Plan every five years. The Consolidated Plan outlines the objectives and anticipated program activities for the next five years that will utilize CDBG funds. This document requires the City to analyze its housing policies and practices, as well as evaluate access to housing within the community and make sure there are not discriminatory practices which would prevent access to free and affordable housing choices.

In addition, each entitlement community is required by HUD to develop a citizen participation plan as part of its Consolidated Plan. This plan sets out procedures for public input into the allocation process. The City of Bloomington has an extremely open process for public input. The allocation recommendations are made by the Citizens Advisory Committee (CAC), which is made up of citizens from the community, including members of the Common Council. A membership list is included in this packet. The CAC is divided into two sub-committees; one to review Physical Improvement applications and one to review Social Service applications. In addition to each sub-committee's public hearing, the Redevelopment Commission meeting during which the CDBG funding is considered for approval is also open to public comment.

Each year, an Annual Action Plan (AAP) is developed outlining the programs and activities that will be undertaken with the upcoming year's CDBG funds. The activities that will receive funding are divided into three distinct categories: Physical Improvements, Social Services, and Administration. By law, no more than 15% of the total grant may be used for Social Services and no more than 20% may be used for Administration. The remaining 65% is used for Physical Improvements. Additionally, the City can allocate any program income received. Program income is defined as gross income received by the grantee and its sub-recipients directly generated from the use of CDBG funds.

The fiscal year 2021-2022 estimated allocations are as follows:

Total Allocation:	\$900,000 (approximate total)
Physical Improvements:	\$585,000 (65%)
Social Services:	\$135,000 (15%)
Administration:	<u>\$180,000 (20%)</u>
Total:	\$900,000

Included in these materials is a brief description of each program and recommended allocation amount. Also attached is the Redevelopment Commission Resolution 22-08, which was unanimously approved by the RDC on February 7, 2022. Please note that at the time of the CAC recommendations and the passing of Resolution 22-08, the CDBG annual allocation amount is an estimation. The Redevelopment Commission and Common Council Resolutions outline how funds should be allocated if more or less of the estimated amount is received. If approved, this Common Council Resolution will affirm the recommendations of the CAC, the Redevelopment Commission, and the Mayor.

Program Year 2022 Project Summaries

Physical Improvements Projects Summary

Bloomington Cooperative Living

Contact- Liz Curran

Amount- \$84,500

Project- Physical Improvements to 404 W Kirkwood Ave.

Boys & Girls Club

Contact- Jeff Baldwin

Amount- \$75,000

Project- Safety and security upgrades at 1111 W 12th St.

City of Bloomington Utilities (CBU)

Contact- Phil Peden

Amount- \$110,000

Project- Creation of bio retention ponds.

City of Bloomington Engineering

Contact- Neil Kopper

Amount- \$140,000

Project- New sidewalk on the west side of Adams St from Kirkwood Ave to Fountain Dr.

Life Designs Inc.

Contact- Cindy Fleetwood

Amount- \$134,653

Project- Interior rehab at Housing Options 1 1814-1856 S Covey Ln.

MCUM

Contact- Mary Jean Howager

Amount- \$20,847

Project- New siding at 827 W 14th Ct.

New Hope For Families

Contact- Emily Pike

Amount- \$60,000

Project- Install solar panels at 1140 S Morton St.

Summit Hill Community Development Corporation (SHCDC)

Contact- Rhonda Moore

Amount- \$150,000

Project- Install solar panels on two buildings located on Miller Dr.

Tandem Birth Center

Contact- Julie Duhon

Amount- \$10,000

Project- ADA compliance improvements to 2613 E 3rd St.

Social Services Project SummariesHoosier Hills Food Bank

Contact- Julio Alonso

Amount- \$16,875

Project- Purchase Food for Distribution

New Hope for Families

Contact- Emily Pike

Amount- \$16,875

Project- Ready Kids Program

Community Kitchen

Contact- Vicki Pierce

Amount- \$16,875

Project- Support the agency's ongoing program: free meals service

Boys and Girls Club

Contact- Jeff Baldwin

Amount- \$16,875

Project- Steve & Connie Ferguson Crestmont- Support for after school childcare programs

New Leaf New Life

Contact- Jordan McIntire

Amount- \$16,875

Project- Provide direct assistance for formerly incarcerated individuals to aide in their transition back into the community, and advocate for economic, educational, and housing opportunities for the formerly incarcerated.

Mother Hubbard's Cupboard

Contact- Erika Wheeler

Amount- \$16,875

Project- Support of Food Pantry Program

Middle Way House

Contact- Sam Ujdak

Amount- \$16,875

Project- New Wings Emergency Domestic Violence Shelter

Beacon

Contact – Forrest Gilmore

Amount - \$16,875

Project – Friends place Emergency Shelter

22-08
RESOLUTION
OF THE
REDEVELOPMENT COMMISSION
OF THE
CITY OF BLOOMINGTON, INDIANA

**APPROVAL OF COMMUNITY DEVELOPMENT BLOCK GRANT RECOMMENDATIONS BY
THE CITIZENS ADVISORY COMMITTEE**

WHEREAS, the City of Bloomington, Indiana, is eligible for Community Development Block Grant (CDBG) funds in the approximate amount of \$900,000 of grant funds for Program Year 2022; and

WHEREAS, 15% of the grant can be used for social services, 20% for administration and 65% for physical improvements which allocations are as follows:

\$585,000 for Physical Improvements,
\$135,000 for Social Services,
\$180,000 for the Administration of the program; and

WHEREAS, available prior CDBG grant funding in the amount of \$200,000 will be added to the Physical Improvement allocation per HUD regulation; and

WHEREAS, the advice and input of the community as to the allocation of the Community Development Block Grant funds has been solicited and received through the efforts of the Citizens Advisory Committee (CAC); and

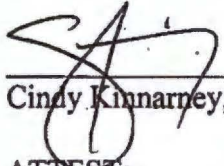
WHEREAS, the Citizens Advisory Committee has also made recommendations on how to distribute any funds received that are over or less than the estimated amount since the final allocation amount as not been received; and

WHEREAS, the Redevelopment Commission has reviewed the recommendations of the Citizens' Advisory Committee for allocation of funds anticipated to be received;

**NOW, THEREFORE, BE IT RESOLVED BY THE BLOOMINGTON REDEVELOPMENT
COMMISSION THAT:**

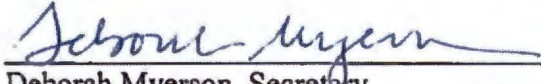
1. The RDC approves the Citizens Advisory Committee's recommendations of the programs (attached hereto and made a part herein as Exhibit A and Exhibit B) and finds that these recommendations will best serve the local and national objectives of the program.
2. If the received allocation is more or less than expected, the adjustment will be made to all of the approved social service programs and the approved physical improvement programs in accordance with the recommendations of the Citizens Advisory Committees as outlined in Exhibit A and Exhibit B.

BLOOMINGTON REDEVELOPMENT COMMISSION



Cindy Kinnarney, President

ATTEST:



Deborah Myerson, Secretary

2-8-22

Date

PHYSICAL IMPROVEMENT RECOMMENDATIONS

	<u>2022 Request</u>	<u>CAC Recommendation</u>
Bloomington Cooperative Living - 404 W. Kirkwood	\$130,000	\$84,500
Boys & Girls Club - Safety and security upgrades at 1111 W 12 th	\$81,405	\$75,000
CBU - Bio retention ponds	\$150,000	\$110,000
LifeDesigns – Interior renovations of Housing Options 1	\$175,976	\$134,653
MCUM – New Siding on the Self-Sufficiency Center	\$20,847	\$20,847
New Hope For Families – Solar panels at 1140 S Morton	\$60,000	\$60,000
COB Engineering – Sidewalk improvements on Adams St.	\$190,000	\$140,000
Summit Hill Community Development Corp. Bloomington Housing Authority – Solar panels on 2 buildings in Walnut Woods	\$160,000	\$150,000
Tandem – Improve entrance accesses and bring them up to code	\$10,000	\$10,000
Physical Improvements Total:	\$978,228	\$785,000

If CDBG funding for Physical Improvements exceeds \$785,000 the additional funding will be allocated as follows. First, the funds will be used to fully fund the SHCDC/BHA solar panel project. Second, the funds will be used to fully fund the CBU water retention project. Finally, any remaining funds will be dispersed between the other projects not fully funded proportionally.

If CDBG funding for Physical Improvements is less than \$785,000 the funding will be adjusted as follows. All projects excluding MCUM and Tandem will be decreased proportionally.

SOCIAL SERVICE RECOMMENDATIONS

	<u>2022 Request</u>	<u>CAC</u> <u>Recommendations</u>
<u>EMERGENCY NEEDS</u>		
Community Kitchen	\$25,000.00	\$16,875.00
Mother Hubbard’s Cupboard	\$25,000.00	\$16,875.00
Hoosier Hills Food Bank	\$25,000.00	\$16,875.00
Middle Way House Domestic Violence	\$25,000.00	\$16,875.00
<i>SUBTOTAL</i>	\$100,000.00	\$67,500.00
<u>NON-EMERGENCY NEEDS</u>		
Boys & Girls Clubs of Bloomington	\$25,000.00	\$16,875.00
Beacon	\$25,000.00	\$16,875.00
New Leaf-New Life – Criminal Justice Transition	\$25,000.00	\$16,875.00
New Hope for Families	\$25,000.00	\$16,875.00
Bloomingslabs	\$24,000.00	\$0.00
City Church	\$12,000.00	\$0.00
Monroe County United Ministries	\$25,000.00	\$0.00
My Sister’s Closet	\$25,000.00	\$0.00
<i>SUBTOTAL</i>	\$286,000.00	\$67,500.00
TOTAL REQUESTED ALL FUNDED AGENCIES	\$174,999.00	
TOTAL AMOUNT OF FUNDS AVAILABLE		\$135,000.00
TOTAL AMOUNT ALLOCATED		\$135,000.00

If CDBG funding for social services exceeds \$135,000.00, the additional funding will be allocated as follows. The eight agencies receiving funding will have the additional proceeds split evenly among them.

If CDBG funding for Social Services is less than \$135,000 the funding will be adjusted as follows. All funds will be decreased evenly amongst the receiving agencies.

CDBG ELIGIBLE AND INELIGIBLE PROJECTS

(Excerpts from the CDBG regulations)

570.201 – Basic Eligible Activities

- (a) Acquisition of real property.
- (b) Disposition of real property.
- (c) Public facilities and improvements. Acquisition, construction, reconstruction, rehabilitation or installation of public facilities and improvements.
- (d) Clearance activities.
- (e) Public services: Provision of public services (including labor, supplies, and materials) which are directed toward improving the community's public services and facilities; including, but not limited to those concerned with employment, crime prevention, child care, health, drug abuse, education, fair housing counseling, energy conservation, welfare, or recreational needs.
- (f) Interim assistance. Activities undertaken on an interim basis in areas exhibiting objectively determinable signs of physical deterioration. And activities to alleviate emergency conditions threatening the public health and safety.
- (n) Homeownership assistance. Acquisition, down payment and closing cost assistance to low- or moderate-income homebuyers.
- (o) Microenterprise Assistance.

570.202 – Eligible Rehabilitation and Preservation Activities

- (a) CDBG funds may be used to finance the rehabilitation of :
 - (1) Privately owned buildings and improvements for residential purposes;
 - (2) Low-income public housing and other publicly owned residential buildings and improvements; and
 - (3) Publicly or privately owned commercial or industrial buildings, except that the rehabilitation of such buildings owned by a private for-profit business is limited to improvements to the exterior of the building and the correction of code violations.
 - (4) Nonprofit-owned nonresidential building and improvements not eligible under 570.201 (c).
- (b) Types of assistance. To assist various types of rehabilitation activities, and related cost for buildings and improvements described in paragraph (a) of this section.

- (c) Code enforcement.
- (d) Historic Preservation: CDBG funds may be used for the rehabilitation, preservation or restoration of historic properties, whether publicly or privately owned.
- (f) Lead-based paint hazard evaluation and reduction.

570.203 – Eligible Special Economic Development Activities

- (a) The acquisition, construction, reconstruction, rehabilitation or installation of commercial or industrial buildings, structures, and other real property equipment and improvements.

570.204 – Special Activities by Community-Based Development Organizations (CDBOs)

- (a) Eligible activities.
 - (1) Neighborhood revitalization projects.
 - (2) Community economic development projects.
 - (3) Energy conservation projects.

570.205 – Eligible Planning, Urban Environmental Design and Policy-Planning-Management-Capacity Building Activities

- (a) Costs of data-gathering, studies, analysis, and preparation of plans and identification of actions that will implement such plans.
- (b) Policy-planning-management-capacity building activities.

570.206 – Program Administration Costs

570.207 – Ineligible Activities

- (a) The following activities may not be assisted with CDBG funds:
 - (1) Buildings or portions thereof, used for the general conduct of government;
 - (2) General government expenses; and
 - (3) Political activities.
- (b) The following activities are generally ineligible for CDBG funds:
 - (1) Purchase of equipment;
 - (2) Operating and maintenance expenses; and
 - (3) Construction of new permanent residential structures.

**CDBG
Physical Improvements
Citizen Advisory Committee**

Supplemental Material

Membership

Calendar

Citations to the Consolidated Plan used for
Scoring Criteria

Allocation Work Sheet

**Community Development Block Grant
Citizen Advisory Committee
For Physical Improvements
Program Years 2022-2023
Updated December 14, 2021**

Name	Subcommittee	Term Expires
Kyla Cox Deckard knblanke@yahoo.com	Physical Improvements (Mayor)	August 31, 2023
Beth Rosenbarger P.O. Box 100 Bloomington, IN 47402 W: 349-3423 rosenbab@bloomington.gov	Physical Improvements (Mayor)	August 31, 2023
Tim Mayer 1001 S. Jordan Ave Bloomington, IN 47401 timmayer3268@att.net	Physical Improvements (Mayor)	August 31, 2023
Deb Hutton Bloomington Redevelopment Commission representative huttond@indiana.edu	Physical Improvements RDV Commission	August 31, 2023 Annual BRC appointment
Matthew Hutchinson 1335 S. Cobble Creek Circle Bloomington, IN 47401 maahutch@gmail.com	Physical Improvements, (Mayor)	August 31, 2023
Eric Spoonmore Bloomington Chamber of Commerce espoonmore@chamberbloomington.org	Physical Improvements, (Mayor)	August 31, 2023
Kate Rosenbarger 808 W. Howe Street Bloomington, IN 47403 krosenbarger@gmail.com	Physical Improvements, (Mayor)	August 31, 2023
I James Torry isadoretorry@gmail.com	Physical Improvements, (Mayor)	August 31, 2023
HAND STAFF FOR CDBG PHYSICAL IMPROVEMENTS Matt Swinney 812-349-3580 swinney@bloomington.in.gov		

**Physical Improvement
Citizen Advisory Committee
WORKING CALENDAR
For
CDBG Funding – Fiscal Year 2022**

APPLICANT SCHEDULE

October 18 (Monday) *Mandatory Letter of Intent due in HAND by 4:00 p.m.*

New Applicant Mandatory Training (New Applicants *must* attend meeting):

October 28 (Thursday) 10:00 A.M. (Zoom Meeting)

December 6 (Monday) *Completed Applications Due in HAND by 4:00 p.m.*

PHYSICAL IMPROVEMENT CAC SUBCOMMITTEE SCHEDULE

December 9 (Thursday) CAC Organizational & Con Plan Meeting (Zoom Meeting @ 5:30 p.m.)

December 13 (Monday) Physical Improvement Subcommittee members receive electronic packets.

January 6, 2022 (Thursday) **PUBLIC HEARING for Physical Improvement Applications**
(Zoom Meeting @ 5:30 p.m.) Applicant’s Attendance Mandatory

January 11, 2022 (TUESDAY) **Scores due to Matt Swinney by 4:00 p.m. (swinney@bloomington.in.gov)**

January 18, 2022 (Thursday) Physical Improvement Subcommittee allocation meeting (Zoom Meeting @
5:30 p.m.)

CDBG FUNDING SCHEDULE

January 31, 2022 (Monday) **PUBLIC HEARING** – CAC recommendations presented to Bloomington
(Tentative) Redevelopment Commission (Zoom Meeting @ 5 p.m.)

February 16, 2022 **PUBLIC HEARING** – City Council Discussion Meeting (date tentative)
(Wednesday) (Tentative)

February 23, 2022 **PUBLIC HEARING** – City Council Final Action Meeting (date tentative)
(Wednesday) (Tentative)

June, 2022 **FUNDING AVAILABLE**
(Tentative)

CONSOLIDATED PLAN REFERENCES
FOR
CDBG PHYSICAL IMPROVEMENT APPLICATIONS

CAC members should review the following sections of the Consolidated Plan for scoring the Physical Improvement applications.

- Antipoverty Strategy—pg. 55+
- Community Development Objectives—pg. 54 +
- Homeless Strategy —pg.68+
- Housing Market Analysis—pg. 30+
- Barriers to Affordable Housing (inc. infrastructure) —pg. 42+
- Lead Base Paint—pg. 39+
- Public Housing Strategy —pg. 36+
- Priority Housing Needs—pg. 25+
- Housing Needs —pg. 23+
- Specific Special Needs Objectives—pg. 80+

**PHYSICAL IMPROVEMENT FUNDING
FROM
COMMUNITY DEVELOPMENT BLOCK GRANT
PY - 2019**

PROJECT	2022 Requests	Final Allocation							
Bloomington Cooperative Living	\$130,000.00	\$84,500.00							
Boys & Girls Club	\$81,405.00	\$75,000.00							
CBU	\$150,000.00	\$110,000.00							
COB Engineering	\$190,000.00	\$140,000.00							
LIFEDesigns	\$175,976.00	\$134,653.00							
Monroe County United Ministries (MCUM)	\$20,847.00	\$20,847.00							
New Hope For Families	\$60,000.00	\$60,000.00							
(SHCDC) BHA	\$160,000.00	\$150,000.00							
Tandem	\$10,000.00	\$10,000.00							
TOTAL REQUESTED	\$978,228.00	\$785,000.00							
ESTIMATED 2022 FUNDING AMOUNT	\$785,000.00								

**CDBG
Social Services Citizen Advisory
Committee**

Supplemental Material

Membership

Calendar

Application Scoring Criteria

Allocation Work Sheet

**Community Development Block Grant
Citizen Advisory Committee
For Social Services
Program Years 2022-2023
Updated Jan 4, 2022**

Name	Subcommittee	Term Expires
Ron Smith ron.smith@bloomington.in.gov	Social Services, (Council Appointment)	August 31, 2023
Michelle Gilchrist 320 W 8 th Street #118 Bloomington, IN 47401 mgilchrist@bloomhf.org	Social Services, (Mayor)	August 31, 2023
Chris Hazel 431 S College Ave. Bloomington, IN 47401 chris@monroeunitedway.org	Social Services, (Mayor)	August 31, 2023
Matthew Seddon 4427 E Kinser Dr Bloomington, IN 47408 matthewthomasseddon@gmail.com	Social Services, (Mayor)	August 31, 2023
Byron Turner II 2126 S Oakdale Dr Bloomington, IN 47403 turner1461@gmail.com	Social Services, (Mayor)	August 31, 2023
Karen Danielson 2401 E Boston Rd Bloomington, IN 47401 kl.danielson@gmail.com	Social Services, (Mayor)	August 31, 2023
Deborah Myerson Redevelopment Commission deborah.myerson@gmail.com	Social Services, (RDC appointment on 10/4/21)	August 31, 2023
Jonathan Barada Chair of CAC jonbarada@hotmail.com	Social Services, (Mayor)	August 31, 2023
HAND STAFF FOR CDBG SOCIAL SERVICES Cody Toothman 812-349-3512 cody.toothman@bloomington.in.gov		

**Social Service
Citizen Advisory Committee
WORKING CALENDAR
For
CDBG Funding – Fiscal Year 2022**

APPLICANT SCHEDULE

October 18 (Monday) *Mandatory Letter of Intent* due in HAND by 4:00 p.m.

Applicant Mandatory Training (Applicants *must* attend meeting):

October 28 (Thursday) 10:00 A.M. (Zoom Meeting)

December 6 (Monday) *Completed Applications Due in HAND by 4:00 p.m.*

January 11, 2022 (Thursday) **PUBLIC HEARING for Social Service Applications**
(Zoom Meeting @ 5:30 p.m.) **Mandatory Attendance**

SOCIAL SERVICE CAC SUBCOMMITTEE SCHEDULE

December 9 (Thursday) Social Service Subcommittee Mandatory Meeting to review ranking system
(Zoom Meeting @ 5:30 p.m.)

December 13 (Monday) Packets to Social Service Subcommittee, CAC

January 4, 2022 (Tuesday) Pre Public Hearing Meeting (Zoom Meeting @ 5:30 p.m.)

January 11, 2022 (Tuesday) **PUBLIC HEARING for Social Service Applications**
(Zoom Meeting @ 5:30 p.m.) **Mandatory Attendance**

January 17, 2022 (Monday) **Scores due to Cody Toothman by 4:00 p.m.**
(cody.toothman@bloomington.in.gov)

January 20, 2022 (Thursday) Social Service Subcommittee meeting (**Zoom Meeting @ 5:30 p.m.**)

CDBG FUNDING SCHEDULE

February 2022 (Tentative) **PUBLIC HEARING** – CAC recommendations presented to Bloomington
Redevelopment Commission (Zoom Meeting @ 5 p.m.)

February 2022 (Tentative) **PUBLIC HEARING** – City Council Discussion Meeting

February/March 2022
(Tentative) **PUBLIC HEARING** – City Council Final Action Meeting

June, 2022
(Tentative) **FUNDING AVAILABLE**

Application Forms and Instructions available at:
<https://bloomington.in.gov/grants/community-development-block-grants/application-information>

Social Service CDBG Application Scoring Criteria

Total number of points available is **100**.

- A. Question 3 – Program Need – **35** points total
 - Organization has documented need for program in the community.
 - Organization has described how the program fits within the need of the community.

- B. Question 4 – Evaluation Methodology/Outcome Measurement – **30** points total
 - Agency describes how it evaluates its program or has a measurement tool in place to evaluate program effectiveness.
 - Agency provides documentation of program effectiveness within the community using its evaluation or outcome measurement tool.

- C. Question 5 – Client Data – **20** points total
 - Agency serves large number/**percentage** of low income individuals (refer to Part I Question 1(b) and 2(b)).
 - A large percentage of their clients are city residents (check Part II, question 1 vs. Part II, question 1(a))

- D. Question 6 – Budget Information – **15** points total
 - All requested budget information was provided.
 - Budget information clearly shows how requested funds will be utilized for this program.
 - Budget shows that this program does not rely heavily on CDBG funds for the project (50% or more of funding comes from other sources).

PUBLIC SERVICE ACTIVITIES	2022 Requests	CAC'S FINAL RECOMMENDATIONS
Beacon	25,000	16,875
Community Kitchen	25,000	16,875
Boys and Girls Clubs of Bloomington	25,000	16,875
Middle Way House Emergency Services	25,000	16,875
Hoosier Hills Food Bank	25,000	16,875
Mother Hubbard's Cupboard	25,000	16,875
New Hope for Families	25,000	16,875
New Leaf New Life	25,000	16,875
Bloomingslabs	24,000	0
My Sister's Closet	25,000	0
Monroe County United Ministries	25,000	0
City Church	12,000	0

2022 CDBG PUBLIC SERVICE ALLOCATIONS	286,000	135,000
If CDBG funding exceeds the \$135,000 anticipated the funding will be allocated as follows: Any additional funding will be split evenly among the 8 agencies recommended for funding.		
If CDBG funding is less than the anticipated \$135,000 then the funding will be allocated as follows: Funding will be reduced evenly among the 8 agencies recommended for funding.		



MEMO FROM COUNCIL OFFICE ON:

Resolution 22-06 – To Confirm Resolution 22-05 Designating an Economic Revitalization Area, Approving the Statement of Benefits, and Authorizing an Abatement period for Real Property Improvements and Personal Property Re: Properties at 1300 S Patterson Drive (Catalent Indiana, LLC, Petitioner)

Synopsis

This resolution confirms Resolution 22-05, which designated nine parcels located at and around 1300 S. Patterson Drive as an Economic Revitalization Area (“ERA”) for Catalent Indiana LLC (“Petitioner”). This designation was recommended 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 affirms the Council’s approval of the Petitioner’s Statement of Benefits, authorizes a ten-year period of abatement for real property improvements, authorizes a twenty-year period of abatement for personal property, and sets the deduction schedules for each.

Relevant Materials

- Resolution 22-06
 - Resolution 22-05 and associated materials are available in the [Legislative Packet](#) for the February 16, 2022 Regular Session.
- Exhibit A – Map
- Petitioner’s Application for Tax Abatement
- Statement of Benefits (Real Estate Improvements & Personal Property)

Summary

Resolution 22-06 does the following:

1. It affirms the Council’s determinations made in Resolution 22-05 that the property located at and around 1300 South Patterson Drive composed of nine (9) parcels is an Economic Revitalization Area (ERA).
2. It sets an expiration date of December 31, 2052 for the designation unless extended by action of the Council upon recommendation of the Bloomington Economic Development Commission.
3. It affirms the Council’s approval of the Petitioner’s Statement of Benefits for its real and personal property improvements, and reaffirms that the proposed capital investment will create new permanent, living-wage jobs.
4. It confirms a 50% abatement and deduction schedule for real property over a 10-year period.



5. It confirms a 90% abatement and deduction schedule for personal property over a 20-year period.

Petitioner's application material and Statement of Benefits represent that Catalent's proposed expansion would bring \$350 million in real and personal property investment to Bloomington along with a minimum of 1,000 new direct jobs with an average salary of at least \$66,000/per year in the next five years.

Indiana Code §6-1.1-12.1-2.5 requires that notice of the adoption and substance of Resolution 22-05 be published and that the Council hold a legally-advertised public hearing on the matter wherein the Council receives and hears all remonstrances and objections from interested persons. The City Clerk has published notice and the Council meeting on Wednesday, 02 March 2022 will serve as the required public hearing.

With the confirmatory resolution, Indiana Code § 6-1.1-12.1-2.5 provides that the Council take final action determining whether the qualifications for an ERA have been met and that the Council may: 1) confirm the initial resolution; 2) modify and confirm the initial resolution in accordance with Indiana Code and *City's Tax Abatement Program: General Standards (Standards)*. (A copy of the *City's Tax Abatement Program: General Standards* can be found [here](#)); or 3) rescind the initial resolution.

The Council's action is final, except that an appeal may be made pursuant to statute.

If the Council approves Resolution 22-06, Petitioner will sign a Memorandum of Agreement and the City Clerk will certify a copy of the confirming resolution and send the application to the Petitioner, the Monroe County Assessor, and the Auditor's Office.

Contact

Alex Crowley, Department of Economic & Sustainable Development, 812-349-3477, crowleya@bloomington.in.gov

Jane Kupersmith, Assistant Director of Small Business Development, 812-349-3419, jane.kupersmith@bloomington.in.gov

RESOLUTION 22-06

TO CONFIRM RESOLUTION 22-05 DESIGNATING AN ECONOMIC REVITALIZATION AREA, APPROVING THE STATEMENT OF BENEFITS, AND AUTHORIZING 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”); 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”) 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, 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, Indiana Code § 6-1.1-12.1-1 *et seq.* provides for the designation of ERA within which property taxes may be abated on improvements to real estate and personal property; and

WHEREAS, Petitioner has applied for a tax abatement and submitted its Statement of Benefits form detailing the real and personal property improvements; 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 a mean wage of \$32 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; and

WHEREAS, the Common Council has investigated the area, reviewed the Application and Statement of Benefits, and found 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;
- e. the totality of benefits is sufficient to justify the deduction; and

WHEREAS, the Common Council has further found that the Project will not negatively impact the ability of the Consolidated TIF (Thomson Allocation Area) to meet its debt obligations; and

WHEREAS, the Common Council adopted Resolution 22-05 on February 16, 2022, which designated the Property as an Economic Revitalization Area, approved the Statement of Benefits, and authorized a ten-year tax abatement period for the real property improvements and a twenty-year tax abatement period for the personal property improvements; and

WHEREAS, the City Clerk published notice of the passage of Resolution 22-05, which requested that persons having objections or remonstrances to the designation, the Statement of Benefits, and findings of fact appear before the Common Council at its meeting on March 2, 2022; and

WHEREAS, the Common Council has reviewed and heard all such objections and remonstrance to the ERA designation.

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

SECTION 1. Pursuant to Indiana Code § 6-1.1-12.1-1, *et seq.*, the Common Council affirms its determinations made in Resolution 22-05 that the Property located at and around 1300 South Patterson Drive, composed of nine (9) parcels identified above, which is located within the Thomson Allocation Area of the Consolidated TIF, is an “Economic Revitalization Area” as set forth in Indiana Code § 6-1.1-12.1-1, *et seq.*

SECTION 2. This designation shall expire no later than December 31, 2052, unless extended by action of the Common Council and upon recommendation of the Bloomington Economic Development Commission.

SECTION 3. The Common Council affirms its approval of the Petitioner’s Statement of Benefits for its real and personal property improvements, and the Common Council reaffirms that the proposed capital investment will create new permanent, living-wage jobs.

SECTION 4. 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 5. 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 6. 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 7. 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.

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

 NICOLE BOLDEN, Clerk
 City of Bloomington

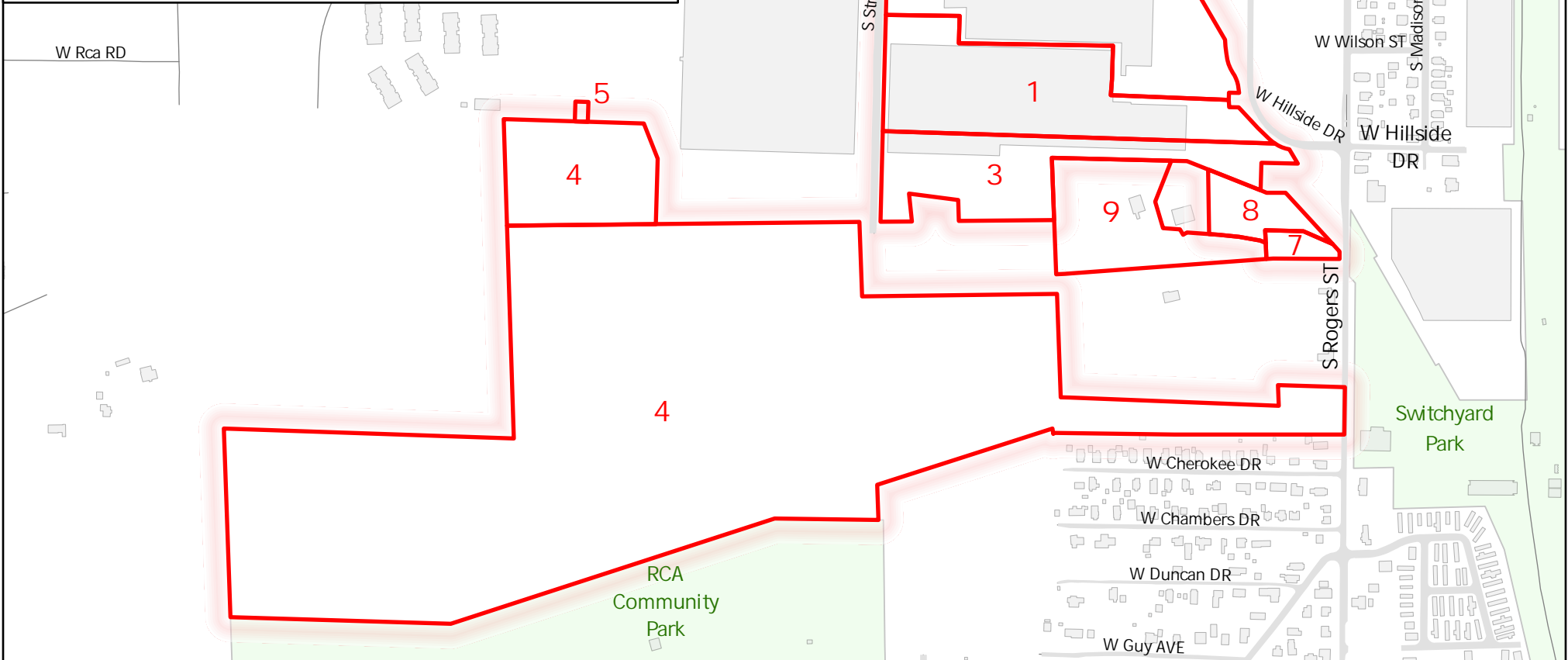
SIGNED and APPROVED by me upon this _____ day of _____, 2022.

 JOHN HAMILTON, Mayor
 City of Bloomington

SYNOPSIS

This resolution confirms Resolution 22-05, which designated nine parcels located at and around 1300 S. Patterson Drive as an Economic Revitalization Area (“ERA”) for Catalent Indiana LLC (“Petitioner”). This designation was recommended 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 affirms the Council’s approval of the Petitioner’s Statement of Benefits, authorizes a ten-year period of abatement for real property improvements, authorizes a twenty-year period of abatement for personal property, and sets the deduction schedules for each.

Identifier	Owner	Parcel Numbers	Legal Acreage
1	Cook Pharmica LLC	53-08-05-400-032.000-009	37.15
1	Cook Pharmica LLC	53-08-05-400-032.000-009	37.15
2	Cook Pharmica LLC	53-08-05-400-005.001-009	0.98
3	Cook Pharmica LLC	53-08-08-100-131.000-009	9.11
4	Monroe County B.O.C.	53-08-08-200-001.000-009	87.337
4	Monroe County B.O.C.	53-08-08-200-001.000-009	87.337
5	Monroe County B.O.C.	53-08-05-300-002.000-009	0.1
6	Catalent Indiana LLC	53-08-05-400-033.000-009	7.04
7	Catalent Indiana LLC	53-08-08-100-009.000-009	0.58
8	Catelent Indiana LLC	53-08-08-100-043.000-009	1.76
9	Catelent Indiana LLC	53-08-08-100-105.000-009	5.44





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
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
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	DLGF taxing district number 53-009 Bloomington City Perry Township
	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	Salaries	Number Retained	Salaries	Number Additional	Salaries
3,212.00	\$30.00	3,212.00	\$30.00	1,000.00	\$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



**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.