

February 16<sup>th</sup>, 2024

Mr. Jeff Cockerill  
Monroe County  
100 W. Kirkwood Avenue  
Bloomington, IN 47404

Dear Mr. Cockerill:

Simtra BioPharma Solutions, LLC is a provider of highly specialized biologic development and contract manufacturer with locations in Bloomington, Indiana and Halle/Westfalen, Germany. Simtra Biopharma Solutions partners with pharmaceutical and biotechnology companies to help them achieve their manufacturing and commercialization goals to create and develop world-class biologic products.

Simtra BioPharma Solutions seeks tax abatement to construct a 140,000-sf state-of-the-art contract manufacturing facility at 927 South Curry Pike in Bloomington, Indiana. This business retention and expansion initiative also requires the investment of \$145,000,000 million in capital equipment. Additionally, because of this expansion, 130 new jobs will be created with an average salary, with benefits, of \$73,379/annually.

It is our understanding that the building site/property is currently designated an Economic Revitalized Area (ERA). With an ERA designation in place, we respectfully request approval of a ten-year tax abatement phased-in on the net new taxes associated with the new construction (Real Property) and installation of new qualifying equipment (Personal Property).

Attached hereto are the following documents: (1) Monroe County Tax Abatement Application, (2) Aerial map of the proposed construction site, with a parcel legal description, (3) Tax Abatement Calculation Document, and (4) Statement of Benefit (SB-I) forms for Real and Personal Property.

Thank you for processing our request at your earliest convenience, and we ask that our abatement hearing be placed on the Council's Agenda for its February 27, 2024, County Council meeting. If you have any questions or require additional information, I can be reached on my office phone at: 812.355.2909

Sincerely,



Patrick Adams  
Plant Manager – Bloomington

Cc: Mrs. Jennifer Pearl, President, Bloomington Economic Development Corporation (BEDC)

# MONROE COUNTY ECONOMIC DEVELOPMENT COMMISSION

## APPLICATION FOR TAX ABATEMENT/ DESIGNATION AS AN ECONOMIC REVITALIZATION AREA

Please type all information in the spaces provided. Attach additional pages at the end.

1. **OWNERSHIP:** If a partnership, include all general partners; if a corporation, include all owners.

Owner Name: **Baxter Pharmaceutical Solutions, LLC D|B|A Simtra BioPharma Solutions**  
Address: **927 S Curry Pike, Bloomington, IN 47403**  
Telephone: **(812) 355-2050**  
Percent Ownership: **100%**

Owner Name:  
Address:  
Telephone:  
Percent Ownership:

2. **PROPERTY DESCRIPTION:** Please attach to this application a legal description of the real property.

Street Address: **927 S Curry Pike, Bloomington, IN 47403**  
**Part of the northeast quarter and part of the southeast quarter of**  
Dimensions: **section one, township 8 north, range 2 west, Monroe County,**  
**State of Indiana**  
Acreage: **29.06**

**\* A MAP AND LEGAL DESCRIPTION OF THE PROPERTY MUST BE INCLUDED BEFORE APPLICATION CAN BE PROCESSED.**

### 3. CURRENT PROPERTY STATUS

Is the property located within Monroe County and not within the corporate limits of a city or town? (Yes or No)

**Yes**

What is the current zoning designation of the property?

**General Industrial**

Describe any anticipated zoning changes required.

**None**

Describe the company's products/services and how the proposed expansion will benefit the company.

**Simtra provides development and clinical/commercial contract manufacturing services including high-speed syringe, vial and cartridge filling, lyophilization and labeling/packaging.**

**Small to medium sized pharma/biotech companies, without internal manufacturing capabilities, are poised to bring 50% of the new molecules to market in the next decade. Outsourcing is becoming an important part of their manufacturing strategy. As companies review their investment opportunities, they are focusing their resources more on the development and marketing activities for new drugs, rather than the construction of manufacturing facilities. As such, they are seeking long-term partners who can provide the manufacturing capacity and clinical expertise to help them bring new, life-saving drugs to market. By expanding its Bloomington facility, Simtra will be well positioned to become the partner of choice for these pharma/biotech companies while providing sustainable growth.**

Describe the current use(s) of the property, including the names and types of any businesses operating and the number of jobs they employ.

**Current use - development and clinical/commercial contract manufacturing services including high-speed syringe, vial and cartridge filling, lyophilization and labeling/packaging.  
Business - Simtra BioPharma Solutions (BioPharma manufacturer)  
Number of jobs – 1,039**

State the current use and age of all buildings and permanent structures on the property.

**Current usage is for development and clinical/commercial contract manufacturing services including high-speed syringe, vial and cartridge filling, lyophilization, labeling/packaging and general office and warehouse storage. All of the buildings and permanent structures currently on the property were built between 1968, 1999, and 2021, except for the new 140,000 square foot building for the current expansion project.**

List the current assessed valuation of the land and any improvements already on it.

**Land - \$2,686,500  
Improvements - \$19,794,100**

List the current assessed valuation of existing land, buildings and/or equipment that will be retained by the company.

**Land - \$2,686,500  
Building - \$19,794,100  
Equipment - \$67,957,000 (\$110,767,806)**

List any public improvements and costs that will be necessary (roads, utilities, etc.).

**None**

#### **4. PROPOSED IMPROVEMENTS**

If the tax abatement will be for **real estate**, describe 1) proposed improvements, 2) projected costs (usually a contractor's quote), and 3) what the building will be used for and reason for the expansion.

**New 2-story building of approx. 140,000 SF will house a Liquid Vial Filling Suite with three (3) 30m2 Lyos and a second suite that will include two (2) Pre-Filled Syringe machines. New equipment to support vial and fill lines.**

If the tax abatement will be for **equipment**, describe 1) equipment to be purchased, 2) the projected costs of that equipment (usually a vendor's quote), and 3) what the equipment does and why it is necessary. **(ESTIMATES)**

CHILLED WATER SYSTEM	\$3,421,331
CHEMICAL TREATMENT	\$50,000
CDA SYSTEM	\$625,170
VACUUM SYSTEM	\$150,000
PLANT STEAM & CONDENSATE	\$1,895,612
DOMESTIC HW SYSTEM	\$7,000
HHW SYSTEM	\$140,900
RO / EDI SYSTEM	\$2,625,000
WFI SYSTEM	\$1,742,000
PURE STEAM SYSTEM	\$270,000
PROCESS CHILLED WATER SYSTEM	\$216,200
CONTROLS	\$5,636,658
NITROGEN	
COLD STORAGE	\$1,886,200
LABS & SUPPORT SYSTEMS	\$17,000,000
LINE 9 LYOS	\$65,000,000
LINE 10	\$12,000,000
LINE 11	\$12,000,000
AHUs	\$9,112,235
PLUMBING	\$157,500
Elevator	\$280,000
Electrical	\$11,375,000

Project starting date: **05/2024**

Project completion date: **09/2026**

## 5. ECONOMIC IMPACT

On the lines below, list all new full-time, permanent positions to be hired as a result of the proposed project.

Position Title (example: Warehouse, Operator, etc.)	Number to be Added	Starting Hourly Wage
Production	100	\$24.30

Quality	10	\$29.00
Engineering	10	\$48.00
Other	10	\$48.00

State the estimated percentage of current employees who live in Monroe County and describe how the company will advertise new job openings.

**Approximately 53% of Simtra employees live in Monroe County. We advertise job openings on our Simtra Careers Website and LinkedIn and utilize other media (ie Facebook, university job boards, newspaper, radio ads, etc) as needed.**

On the worksheet below, list and describe all fringe benefits to be offered new, full-time hires in the first year of employment. 'Hourly Value' and 'Cost Shared by Employee' are usually calculated by dividing the annual cost of the benefit per employee by 2,080 (the number of full-time working hours in a year). 'Participation Rate' refers to the percentage of employees who take advantage of some or all of the benefit.

**If different benefit packages will be offered to employees filling different positions, complete a separate worksheet for each benefit package.**

Please use the form provided - do not use attachments to report this information.

POSITION TITLE:

Name of Benefit	Hourly Value	Cost Shared By Employee	Participation Rate
<b>Medical and Dental</b>	<b>\$8.65</b>	<b>\$2.16</b>	<b>80%</b>
	\$	\$	%
	\$	\$	%
	\$	\$	%
	\$	\$	%
	\$	\$	%
	\$	\$	%
	\$	\$	%

Total value of benefits for each new hire in this position	\$899.60
Base hourly wage for each new hire in this position (from page 4)	\$28.30
Total hourly wage for each new hire in this position	\$36.95

State any additional comments about fringe benefits below:

**Simtra gives employees one paid day a year for volunteering.**

Describe any other beneficial or detrimental economic effects that the project would likely have on Monroe County.

**Economic effects on Monroe County include**

1. **Creation of temporary and jobs related to the construction project as well as permanent jobs because of the expansion.**
2. **Increased spending on hotels, airfare, food etc by project team and workers on site.**
3. **Primary location for Simtra's North America location and looking to grow.**

**6. Complete side one of the Form SB-1 Statement of Benefits.**

**\* A COMPLETE FORM SB-1, BEARING AN ORIGINAL SIGNATURE, MUST BE INCLUDED BEFORE APPLICATION CAN BE PROCESSED**

**7. CONTACT PERSON:** This individual is responsible for preparing and submitting annual filings and for providing information needed to conduct annual compliance reporting.

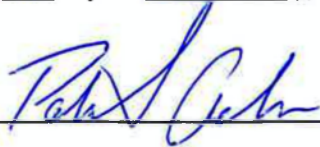
Name: Patrick Adams  
Title: Plant Manager  
Address: 927 South Curry Pike  
City, State, Zip: Bloomington, IN 47403  
Telephone Number: 812-355-2909  
Fax Number:  
Email Address: padams@simtrabps.com

**8. CERTIFICATION AND SIGNATURE**

I hereby certify that the representations made in this application are true, and that if the above improvements are not commenced (defined as obtaining a permit and actually starting 'construction') within twelve (12) months of the date of the designation of the above area as an Economic Revitalization Area, the Monroe County Council shall have the right to void such designation of the area and terminate the applicant's property tax abatement.

Dated this 19 day of FEB, 2021.

Owner: \_\_\_\_\_



Owner: \_\_\_\_\_

Owner: \_\_\_\_\_

AERIAL MAP & IFGAI DESCRIPTION – Simtra BioPharma Solutions, LLC



**AERIAL MAP & LEGAL DESCRIPTION – Simtra BioPharma Solutions, LLC**

**Parcel Information**

**Owner Name**                    **Baxter Pharmaceutical Solu- Tions Llc Atn Knudsen Tx Dept**  
**Owner Address**                **S/u Tax Division Of 6-4w Po Box 703s/u Deerfield, Il 60015**  
**Parcel Number**                 **53-09-01-100-040 000-015**  
**Alt Parcel Number**             **016-05210-20**  
**Property Address**              **617 S Curry Pike, Bloomington, In 47403**  
**Property Class Code**         **340**  
**Property Class**                 **Light Manufacturing & Assembly**  
**Neighborhood**                **17 Van Buren Twp - Com - A, 53015072-015**  
**Legal Description**             **016-05210-20 PT E1/2 1-8-2W 29.85A Plats 11, 26-28, 46, 61, 68, 77, 91, 175, 176**

**Taxing District**

**Township**                        **Van Buren Township**  
**Corporation**                  **Monroe County Community**  
**Taxing District Name**        **Van Buren Township**  
**Taxing District Number**     **015**

**Land Description**


<b>Land Type</b>	<b>Acreage</b>	<b>Dimensions</b>
<b>11</b>	<b>18.60</b>	
<b>13</b>	<b>11.25</b>	



# HOOSIERENERGY

## PROJECT GREEN LIGHT TAX ABATEMENT ESTIMATE

 Personal Property: \$145,000,000

+ -	 Abatement Percentage	With Abatement			Without Abatement			Estimated Tax Abatement Savings
		Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	
Year 1	100%	\$0	\$0	\$0	\$859,154	\$0	\$859,154	\$859,154
Year 2	90%	\$120,282	\$0	\$120,282	\$1,202,816	\$0	\$1,202,816	\$1,082,534
Year 3	80%	\$180,422	\$0	\$180,422	\$902,112	\$0	\$902,112	\$721,689
Year 4	70%	\$206,197	\$0	\$206,197	\$687,323	\$0	\$687,323	\$481,126
Year 5	60%	\$257,746	\$0	\$257,746	\$644,366	\$0	\$644,366	\$386,619
Year 6	50%	\$322,183	\$0	\$322,183	\$644,366	\$0	\$644,366	\$322,183
Year 7	40%	\$386,619	\$0	\$386,619	\$644,366	\$0	\$644,366	\$257,746
Year 8	30%	\$451,056	\$0	\$451,056	\$644,366	\$0	\$644,366	\$193,310
Year 9	20%	\$515,492	\$0	\$515,492	\$644,366	\$0	\$644,366	\$128,873
Year 10	10%	\$579,929	\$0	\$579,929	\$644,366	\$0	\$644,366	\$64,437
<b>Totals</b>		<b>\$3,019,926</b>	<b>\$0</b>	<b>\$3,019,926</b>	<b>\$7,517,598</b>	<b>\$0</b>	<b>\$7,517,598</b>	<b>\$4,497,671</b>

# HOOSIERENERGY

## PROJECT GREEN LIGHT TAX ABATEMENT ESTIMATE

 Real Property: \$80,000,000

+ -	Abatement Percentage	With Abatement			Without Abatement			Estimated Tax Abatement Savings
		Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	
Year 1	100%	\$0	\$0	\$0	\$1,185,040	\$0	\$1,185,040	\$1,185,040
Year 2	95%	\$59,252	\$0	\$59,252	\$1,185,040	\$0	\$1,185,040	\$1,125,788
Year 3	80%	\$237,008	\$0	\$237,008	\$1,185,040	\$0	\$1,185,040	\$948,032
Year 4	65%	\$414,764	\$0	\$414,764	\$1,185,040	\$0	\$1,185,040	\$770,276
Year 5	50%	\$592,520	\$0	\$592,520	\$1,185,040	\$0	\$1,185,040	\$592,520
Year 6	40%	\$711,024	\$0	\$711,024	\$1,185,040	\$0	\$1,185,040	\$474,016
Year 7	30%	\$829,528	\$0	\$829,528	\$1,185,040	\$0	\$1,185,040	\$355,512
Year 8	20%	\$948,032	\$0	\$948,032	\$1,185,040	\$0	\$1,185,040	\$237,008
Year 9	10%	\$1,066,536	\$0	\$1,066,536	\$1,185,040	\$0	\$1,185,040	\$118,504
Year 10	5%	\$1,125,788	\$0	\$1,125,788	\$1,185,040	\$0	\$1,185,040	\$59,252
<b>Totals</b>		<b>\$5,984,452</b>	<b>\$0</b>	<b>\$5,984,452</b>	<b>\$11,850,400</b>	<b>\$0</b>	<b>\$11,850,400</b>	<b>\$5,865,948</b>

# HOOSIERENERGY

## PROJECT GREEN LIGHT TAX ABATEMENT ESTIMATE

### Disclosures

- The abatement calculator is prepared by Baker Tilly Municipal Advisors, LLC, in conjunction with Hoosier Energy, based on current Indiana law. This calculation is intended to provide an ILLUSTRATIVE and PRELIMINARY indication of the level of property taxes and potential property tax savings for a proposed investment based on the assumptions provided by the user and those outlined below. Taxpayers must consult their own tax advisors to determine their actual tax liability and to prepare their required annual Indiana property tax filings. These illustrative calculations should not be relied upon for the purposes of inclusion in legal documents including, but not limited to, incentive agreements or resolutions approving property tax abatement. Please read the Disclosures carefully.
- To be eligible to receive property tax abatements in Indiana, a company must follow a specific application process. Please contact your Hoosier Energy Representative for further guidance.
- Assumes taxes payable 2023 property tax rates, as provided by the Indiana Department of Local Government Finance.
- Real property will be assessed by the appropriate local assessing official. The actual assessed value of a real property improvement will be determined upon completion, and the assessed value may vary materially from the cost of the improvement.
- Real property in Indiana is subject to annual adjustments of assessed value to the market value of the structure based on annual sales data ("Trending").
- In order to be eligible for personal property tax abatement, the property must meet certain criteria defined in the Indiana Code and the Indiana Administrative Code. Taxpayers should consult their tax advisors and/or local officials regarding the eligibility requirements for personal property tax abatement.
- All personal property (equipment) is assumed to be new and is assumed to be depreciated in Pool #2 (5-8 year depreciable life) for property tax purposes. A mixture of new and existing equipment (as well as a mixture of depreciation pools) will produce different tax savings results.
- Assumes a one-time investment in real and personal property. Staggering the investments may have a material effect on the actual value of property tax abatements.
- Includes the calculation of Minimum Value Ratio (MVR) for tax abatement of personal property, which effectively increases the assessed value used in the abatement calculation when the taxpayer is subject to the 30% depreciation floor. The MVR equals the adjusted assessed value at the 30% floor divided by the depreciated assessed value of the equipment.
- The calculation of illustrative personal property tax liability and abatement savings does not account for the presence of any existing in-service personal property that may be owned by the taxpayer. The presence of existing in-service personal property may materially impact these calculations.
- It is assumed that the Circuit Breaker Tax Credit, which limits property tax liability to 3.0% of gross assessed value for commercial and industrial properties, is applied.
- This calculation does not account for the application of the Local Income Tax (LIT) Property Tax Replacement Credit (PTRC) in any jurisdictions in which a LIT PTRC is applicable. The application of the LIT PTRC may reduce the property tax liability and the impact of the Circuit Breaker Tax Credit for a commercial/industrial taxpayer.
- The property tax abatement savings value is an illustrative value based on preliminary information entered into this calculator. Actual abatement savings may differ materially from the results of this calculator based on the timing of the investment, actual assessment of structures upon completion by the local assessing official, differences in depreciation pools for personal property, annual changes in tax rates, changes to Indiana property tax law or regulations, or changes in assessment methodology.

Hoosier Energy's Tax Abatement Estimator was developed with the assistance of [Baker Tilly Municipal Advisors, LLC](#)



**STATEMENT OF BENEFITS  
REAL ESTATE IMPROVEMENTS**

State Form 51767 (R7 / 1-21)

Prescribed by the Department of Local Government Finance

20__ PAY 20__
<b>FORM SB-1 / Real Property</b>
<b>PRIVACY NOTICE</b> 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:**

- 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.
- 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.
- 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.
- 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)
- 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 <b>Baxter Pharmaceutical Solutions, LLC DJ A Simtra BioPharma Solutions</b>					
Address of taxpayer (number and street, city, state, and ZIP code) <b>927 S Curry Pike, Bloomington, IN 47403</b>					
Name of contact person <b>Patrick Adams</b>		Telephone number <b>( 812 ) 355-2909</b>		E-mail address <b>padams@simtrabps.com</b>	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body <b>Monroe County</b>				Resolution number	
Location of property <b>927 S Curry Pike, Bloomington, IN 47403</b>			County <b>Monroe</b>	DLGF taxing district number	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) <b>New 140,000 Squire Feet 2 story biopharma production, lab, and warehouse facility.</b>				Estimated start date (month, day, year) <b>05/01/2024</b>	
				Estimated completion date (month, day, year) <b>09/30/2026</b>	
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current Number <b>1039</b>	Salaries <b>70661</b>	Number Retained <b>1039</b>	Salaries <b>70661</b>	Number Additional <b>130</b>	Salaries <b>\$72,379.20</b>
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
			REAL ESTATE IMPROVEMENTS		
			COST		ASSESSED VALUE
Current values					<b>19794100</b>
Plus estimated values of proposed project			<b>80000000</b>		
Less values of any property being replaced					
Net estimated values upon completion of project			<b>80000000</b>		<b>99794100</b>
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
Estimated solid waste converted (pounds) <b>0</b>			Estimated hazardous waste converted (pounds) <b>0</b>		
Other benefits The project will increase Simtra's capabilities to support the bio pharma industry at times of needed increased drug manufacturing. The project will bring additional jobs to the community which is likely to stimulate local industries.  Salaries stated above are averages for current and future employees.					
SECTION 6 TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true.					
Signature of authorized representative <i>Patrick Adams</i>				Date signed (month, day, year) <b>19 FEB 24</b>	
Printed name of authorized representative <b>PATRICK ADAMS</b>				Title <b>PLANT MANAGER</b>	

**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 ( <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.
- 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.



**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 <b>Baxter Pharmaceutical Solutions D B A Simtra BioPharma Solutions</b>			Name of contact person <b>Patrick Adams</b>						
Address of taxpayer (number and street, city, state, and ZIP code) <b>927 S Curry Pike, Bloomington, IN 47403</b>					Telephone number ( )				
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT							
Name of designating body <b>Monroe County</b>					Resolution number (s)				
Location of property <b>927 S Curry Pike, Bloomington, IN 47403</b>			County <b>Monroe</b>		DLGF taxing district number				
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.) <b>2 prefilled syringe lines and 1 vial line with lyophilization.</b>				ESTIMATED					
						START DATE	COMPLETION DATE		
				Manufacturing Equipment		<b>5/01/2024</b>	<b>2/16/2026</b>		
				R & D Equipment					
				Logist Dist Equipment					
IT Equipment									
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT							
Current Number <b>1039</b>	Salaries <b>70661 Avg</b>	Number Retained <b>1039</b>	Salaries <b>70661 (Avg)</b>	Number Additional <b>130</b>	Salaries <b>72,379. Avg of New</b>				
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			<b>110767806</b>					
	Plus estimated values of proposed project	<b>145,000,000</b>							
	Net estimated values upon completion of project	<b>145,000,000</b>	<b>255,767,806</b>						
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER							
Estimated solid waste converted (pounds) <b>0</b>			Estimated hazardous waste converted (pounds) <b>0</b>						
Other benefits:									
SECTION 6		TAXPAYER CERTIFICATION							
I hereby certify that the representations in this statement are true.									
Signature of authorized representative <i>Patrick Adams</i>					Date signed (month, day, year) <b>19 FEB 24</b>				
Printed name of authorized representative <b>PATRICK ADAMS</b>				Title <b>PLANT MANAGER</b>					

**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<br><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<br>Number of years approved: _____<br><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: (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.

**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.

**RESOLUTION 2024-10**

**APPROVAL OF TAX ABATEMENT FOR Baxter Pharmaceutical Solutions, LLC.**

**WHEREAS**, Monroe County received a tax abatement application for property located at 927 S. Curry Pike, Bloomington, Indiana; and,

**WHEREAS**, the applicant, Baxter Pharmaceutical Solutions, LLC., requested a 10 year real property and a 10 year personal property abatement; and,

**WHEREAS**, the property location was established as an economic revitalization area by the County Council in 2021, the ERA was established for 5 years; and,

**WHEREAS**, the Monroe County Economic recommended approval of the abatement as requested; and,

**NOW, THEREFORE**, the Monroe County Council approves a tax abatement for both real and personal property placed by Baxter Pharmaceutical Solutions, LLC., at 927 S. Curry Pike, Bloomington, Indiana. The abatement shall last ten years, with 100% abated in the initial year, with a graduated schedule reducing the abatement amount by 10% of the eligible property tax shall be abated for each year of the abatement. This approval is subject to an executed Memorandum of Understanding (MOU) between the Company and County. The County Council authorizes its President to execute a Memorandum of Understanding. This resolution shall be subject to the provisions of Indiana Code 6-1.1-12.1 et al.

\* \* \* \* \*

*Remainder of page intentionally left blank.*



Presented to the County Council of Monroe County, Indiana; read in full and adopted on the **27th** day of February **2024**.

\* \* \* \* \*

**MONROE COUNTY COUNCIL**

Aye  Nay  Abstain  Not Present \_\_\_\_\_  
Trent Deckard, President

Aye  Nay  Abstain  Not Present \_\_\_\_\_  
Jennifer Crossley, President Pro Tempore

Aye  Nay  Abstain  Not Present \_\_\_\_\_  
Marty Hawk, Councilor

Aye  Nay  Abstain  Not Present \_\_\_\_\_  
Peter Iversen, Councilor

Aye  Nay  Abstain  Not Present \_\_\_\_\_  
Geoff McKim, Councilor

Aye  Nay  Abstain  Not Present \_\_\_\_\_  
Cheryl Munson, Councilor

Aye  Nay  Abstain  Not Present \_\_\_\_\_  
L. Kate Wiltz, Councilor

**ATTEST:**

\_\_\_\_\_  
Brienne Gregory, Auditor  
Monroe County, Indiana

\_\_\_\_\_  
Date