

**RESOLUTION NO. 2020-12\_\_**  
**OF ZIONSVILLE, INDIANA**

**A RESOLUTION DECLARING AN ECONOMIC REVITALIZATION AREA  
AND APPROVING APPLICATIONS FOR REAL TAX ABATEMENT**

**MWI ANIMAL HEALTH**

**WHEREAS**, the Town of Zionsville, Indiana (the "Town") has been advised of a proposed revitalization program which includes the installation of new logistical distribution equipment and information technology equipment located in the Town at 5190 South State Road 267, as more particularly described in the map and including the parcel identified in Exhibit A attached hereto (the "Area"); and

**WHEREAS**, the Town has thoroughly studied and been advised by MWI Animal Health ("MWI Animal Health") of a new project which includes to relocation of MWI Animal Health to the Area and installation of new logistical distribution equipment and information technology equipment of approximately \$5,800,000 (the "Project"), as more particularly described in and hereinafter defined as the MWI Animal Health Application; and

**WHEREAS**, the Town has received from MWI Animal Health for (i) an Application for Personal Property Tax Abatement, including a Statement of Benefits Personal Property, attached hereto as Exhibit B and incorporated herein by reference (the "MWI Animal Health Application") and (ii) a request that the Town confirm the designation of the Area as an economic revitalization area pursuant to Indiana Code § 6-1.1-12.1, as amended (the "Act"); and

**WHEREAS**, the Act has been enacted to allow for the creation of "economic revitalization areas" and to provide all of the rights, powers, privileges and immunities that may be exercised by this Town in an economic revitalization area, subject to the conditions set forth in the Act; and

**WHEREAS**, MWI Animal Health anticipates a significant investment of new logistical distribution equipment and information technology equipment tangible in the Area, and has submitted the MWI Animal Health Application to the Town Council in connection therewith; and

**WHEREAS**, the Town previously determined in 2019 and hereby confirms that it continues to find that the Area is an area that has become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors which have impaired values and prevented normal development and use of the property and that the continued designation of the Area as an economic revitalization area would enhance the opportunity for the creation of new jobs and the protection of the current employment; and

**WHEREAS**, the Town has reviewed the information brought to its attention, including the MWI Animal Health Application, and hereby determines that it is in the best interest of the Town to continue to designate the Area as an economic revitalization area pursuant to the Act; and

**WHEREAS**, the Town Council finds that the purposes of the Act are served by allowing MWI Animal Health a personal property tax deduction for the Project for a period of ten (10) years pursuant to the Act;

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF ZIONSVILLE, INDIANA**, as follows:

1. The Area was previously declared and is hereby confirmed an "economic revitalization area" under Section 2.5 of the Act, subject to a public hearing, the adoption of a confirmatory resolution by the Town Council and other requirements of the Act.

2. In accordance with Sections and 2.5 and 4.5 of the Act, the Town Council hereby determines that MWI Animal Health shall be entitled to a personal property tax deduction for the Project, to be provided pursuant to Section 4.5 of the Act, for a period of ten (10) years with respect to qualify the new logistical distribution equipment and information technology equipment as contemplated by and reflected in the MWI Animal Health Application as filed with the Town Council, with such abatement to be in accordance with the following schedule:

<u>Year</u>	<u>% of Assessed Value Exempt from Real Property Taxes</u>
1	100%
2	90%
3	80%
4	70%
5	60%
6	50%
7	40%
8	30%
9	20%
10	10%

3. The Director of the Department of Finance and Records of the Town is hereby authorized and directed to make all filings necessary or desirable with the Boone County Assessor, to publish all notices required by the Act, and to take all other necessary actions to carry out the purposes and intent of this Declaratory Resolution and to ensure that the Area continues to be classified as an economic revitalization area.

4. The Director of the Department of Finance and Records of the Town is further authorized and directed to file this Declaratory Resolution, together with any supporting data, to each of the officers of each taxing unit that has authority to levy property taxes in the geographic area where the Area, including the Project site, is located, as provided in the Act.

5. This Declaratory Resolution shall be submitted to a public hearing to be convened by the Town Council, where the Town Council will receive and hear all remonstrances and objections as provided by the Act.

6. As previously determined, the Area shall cease to be designated an economic revitalization area on January 1, 2038, but until such time, the Area will be designated an economic revitalization area for all purposes under the Act, including without limitation Sections 3, 4.5 and 4.8 of the Act.

7. The Town Council hereby makes the following affirmative findings pursuant to Section 4.5 of the Act in regards to the MWI Animal Health Application:

- a. the estimate of the value of the new logistical distribution equipment and information technology equipment is reasonable for projects of that nature;
- b. the estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected from the installation of the new logistical distribution equipment and information technology equipment;
- c. the estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected from the installation of the new logistical distribution equipment and information technology equipment is reasonable; and
- d. the totality of benefits is sufficient to justify the deduction.

8. As an inducement for MWI Animal Health to invest in the Area, the MWI Animal Health Application is hereby approved effective upon confirmation of this Declaratory Resolution as required by the Act.

9. The provisions of this Declaratory Resolution shall be subject in all respects to the Act and any amendments thereto.

10. This Declaratory Resolution shall take effect upon its adoption.

**DULY PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2020, by the Town Council of the Town of Zionsville, Boone County, Indiana; having been passed by a vote of \_\_\_\_ in favor and \_\_\_\_ opposed.

**TOWN COUNCIL OF THE TOWN OF  
ZIONSVILLE, BOONE COUNTY, INDIANA**

	<b>YEA</b> Signature	<b>NAY</b> Signature
Josh Garrett, President		
Bryan Taylor, Vice-President		
Alexander Choi, Member		
Brad Burk, Member		
Jason Plunkett, Member		
Craig Melton, Member		
Joe Culp, Member		

I hereby certify that the forming Ordinance was delivered to Town of Zionsville Mayor Emily Styron on the \_\_\_\_ day of \_\_\_\_\_, 2020, at \_\_\_\_ a.m.

ATTEST: \_\_\_\_\_  
 Amelia Anne Lacy  
 Municipal Relations Coordinator

**MAYOR'S APPROVAL**

\_\_\_\_\_  
 Emily Styron, Mayor

Date: \_\_\_\_\_

**MAYOR'S VETO**

\_\_\_\_\_  
 Emily Styron, Mayor

Date: \_\_\_\_\_

**EXHIBIT A**

*Map of the Area and Parcel in the Area\**

**EXHIBIT B**

*MWI Animal Health Application  
(including Statement of Benefits Personal Property)*