

**METROPOLITAN DEVELOPMENT COMMISSION OF
MARION COUNTY, INDIANA
RESOLUTION
AUTHORIZING AMENDMENT AND ASSIGNMENT TO THE MEMORANDUM OF
AGREEMENT ASSOCIATED WITH RESOLUTION 2023-A-026 REGARDING
REAL PROPERTY TAX ABATEMENT**

RESOLUTION NO. 2026-A-019

**Alfa Laval U.S. Group Services Real Estate LLC
5820 Meritage Parkway**

WHEREAS I.C. 6-1.1-12.1 allows a partial abatement of property taxes attributable to redevelopment or rehabilitation activities (hereinafter the “Project”) in Economic Revitalization Areas; and

WHEREAS, pursuant to I.C. 6-1.1-12.1, GP-CM County Line Partners, LLC (hereinafter “Applicant”) filed designation application requesting that the subject real estate at 5820 Meritage Parkway (hereinafter “Subject Real Estate”) be designated as an Economic Revitalization Area for the purpose of achieving real property tax savings in connection with redevelopment or rehabilitation activities (hereinafter “Project”); and

WHEREAS, on Wednesday, June 21st, 2023, the Metropolitan Development Commission (hereinafter “Commission”) adopted Preliminary Economic Revitalization Area Resolutions No. 2023-A-022 preliminary designating the Subject Real Estate as an Economic Revitalization Area; and

WHEREAS, on Wednesday July 5^h, 2023, after conducting a public hearing, the Commission adopted Final Economic Revitalization Area Resolution No. 2023-A-026 (hereinafter “Resolution”), designating the Subject Real estate as an Economic Revitalization Area for the purpose of receiving up to seven (7) years real property tax abatement (hereinafter “Abatement”); and

WHEREAS, in the Statement of Benefits Form contained in the Resolution and the Memorandum of Agreement for building No. 2 (hereinafter “MOA”) executed by and between the Applicant and the City of Indianapolis (hereinafter “City”), the Applicants indicated, among other requirements, that a minimum of \$126,360,000 in real property improvements would be made at the Subject Real Estate, and would have 63 full-time permanent positions would be created at wages of not less than \$18.00 per hour as a result of the Project (collectively, the “Commitments”); and

WHEREAS, GP-CM County Line Partners, LLC wishes to assign its responsibilities as Applicant under the Agreement to Alfa Laval U.S. Group Services Real Estate LLC., for building No. 2 and has agreed that it intends to fulfill all obligations as Applicant under the Agreement; and

WHEREAS, in the MOA it required the Applicant to complete the Commitments for 63 new position (average wage rate of \$18.00 per hour) by December 31, 2025 (the “Deadline Date”); and

WHEREAS, the Applicant submitted a request to extend the deadline for meeting the commitments to December 31, 2026, due to delays in project construction.

WHEREAS the City and Applicant (collectively, the “Parties”) desire to amend the Resolution and building No. 2 MOA in the following manner: assign the MOA to Alfa Laval U.S. Group Services Real Estate LLC. and extend the job creation commitment date to December 31, 2026. The applicant also desires to achieve and maintain 63 positions at a rate of \$18 per hour by December 31, 2026, and continuing until December 31, 2039; and

WHEREAS the City and Applicant (collectively, the “Parties set forth in this Amending Resolution, and subsequently set 1:00 p.m. on Wednesday, May 20th, 2026, for the public hearing of remonstrances and objections from persons interested in the Applicant’s compliance with Resolutions and MOA, and whether the payment of the damages should be made to the City; and

WHEREAS, proper legal notices were published stating when and where such final hearing would be held; and

WHEREAS, at such final hearing, evidence and testimony (along with all written remonstrances and objections previously filed) were considered by the Commission; and

WHEREAS, the DMD and The City of Indianapolis have satisfied all other conditions precedent to hold the hearing to amend the terms of the Economic Revitalization Area designations, associated tax abatement deductions and the associated Memorandum of Agreement.

NOW, THEREFORE, BE IT RESOLVED:

1. The Commission hereby determines that the Applicant is unlikely to be able to comply with the job creation Commitments, as stated in the Statement of Benefits, the Resolution, and the MOA.
2. The Commission finds that allowing such assignment of Building No. 2 in the MOA to Alfa Laval U.S. Group Services Real Estate LLC. and extending the job creation commitment until December 31, 2026, are reasonable deviations from the Commitments set forth in the SB-1, Resolution and MOA, and authorizes the Director of DMD to execute the Amended Memorandum of Agreement.
3. The Commission directs the Department of Metropolitan Development to continue to monitor the Applicant’s Project for the remainder of the term agreed upon in the Amended MOA.

METROPOLITAN DEVELOPMENT COMMISSION

John J. Dillion III, President

Dated

Approved as to Legal Form
and Adequacy May 20th, 2026.

Sheila Kinney

Approved for Legal Form and Adequacy
Office of Corporation Counsel