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
Building # Two (2)
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 5h, 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 certain of its responsibilities as Applicant under the Agreement to Alfa Laval U.S. Group Services Real Estate LLC. Alfa has agreed to fulfill all of Assignor's obligations as Applicant under the Agreement, except that the Inclusivity Plan obligation and capital expenditure investment commitment will remain the responsibility of County Line Partners; 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 dates 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, July 15th, 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 will allow Alfa Laval U.S. Group Services Real Estate LLC to assume assigned Applicant responsibilities for Building#2, including extending the job creation commitment through December 31, 2026, while County Line Partners shall retain responsibility for fulfilling the Inclusivity Plan obligations and the capital expenditure investment commitments. The Commission further finds that these adjustments constitute reasonable deviations from the Commitments set forth in the SB-1, Resolution, and MOA, and herby 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

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John J. Dillion III, President

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Dated

Approved as to Legal Form
and Adequacy June 25 th, 2026.

Sheila Kinney
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Approved for Legal Form and Adequacy
Office of Corporation Counsel