

METROPOLITAN DEVELOPMENT COMMISSION OF

MARION COUNTY, INDIANA

PRELIMINARY ECONOMIC REVITALIZATION AREA RESOLUTION

Resolution No. 2025-A-031

PERSONAL PROPERTY TAX ABATEMENT

Romet (US) Inc.

8517 W Washington Street

WHEREAS, I.C. 6-1.1-12.1 allows a partial abatement of property taxes attributable to the installation of Equipment (hereinafter the "Project") in Economic Revitalization Areas; and

WHEREAS, I.C. 6-1.1-12.1 empowers the Metropolitan Development Commission (hereinafter "Commission") to designate Economic Revitalization Areas, determine the length of the abatement period and annual abatement schedule during the term of the abatement for such property and to limit the dollar amount of the deduction that will be allowed with respect to a Project, by following a procedure involving adoption of a preliminary resolution, provision of public notice, conducting of a public hearing, and adoption of a resolution confirming the preliminary resolution or a modified version of the preliminary resolution; and

WHEREAS, the Commission has established in Resolution No. 01-A-041, 2001, certain standards and procedures for the designation of Economic Revitalization Areas for the partial abatement of property taxes attributable to the installation of new equipment; and

WHEREAS, I.C. 6-1.1-12.1 requires an applicant for Economic Revitalization Area designation to provide a statement of benefits and requires the Commission, before it makes a decision to designate such an area as an Economic Revitalization Area, to determine that the Project can be reasonably expected to yield the benefits identified in the statement of benefits and determine that the totality of benefits arising from the Project is sufficient to justify Economic Revitalization Area designation; and

WHEREAS, a business (hereinafter "Applicant") named in the attachment to this Resolution, which attachment is hereby incorporated by reference, has a leasehold interest in the geographical area (hereinafter "Subject Real Estate") described in such attachment; and

WHEREAS, the Applicant has requested that the Subject Real Estate be designated as an Economic Revitalization Area for the purpose of achieving property tax savings in connection with the installation on the Subject Real Estate of certain new manufacturing, logistical distribution, information technology, and/or research and development equipment (hereinafter "Specified New Equipment"); and

WHEREAS, during a hearing at 1:00 p.m. on Wednesday, August 20, 2025, the Commission received evidence about whether the Subject Real Estate should be designated as an Economic Revitalization Area and sufficient evidence was provided which tended to establish Assertions 1, 2, 3, 4, 5 and 6 stated on the attachment to this Resolution.

NOW, THEREFORE, BE IT RESOLVED:

1. The Subject Real Estate is preliminarily designated as an Economic Revitalization Area for an abatement period of five (5) years with a proposed abatement schedule as shown on the attachment to this Preliminary Resolution. Final designation as an Economic Revitalization Area does not occur unless a resolution confirming this Preliminary Resolution is adopted in accordance with the governing statute.
2. Designation as an Economic Revitalization Area allows a partial abatement of property taxes only relative to Specified New Equipment. However, on the written request of the Applicant, the Director of the Department of Metropolitan Development is allowed to authorize in writing, substitutions, modifications, and additions which are not substantial in nature to the specified New Equipment, prior to March 1 of the year in which the initial certified deduction application for new equipment is filed with the Indiana Department of Local Government Finance.
3. **The Economic Revitalization Area designation terminates December 31, 2029. Accordingly, partial abatement of property taxes is allowed relative to Specified New Equipment installed and in operation on the Subject Real Estate during the period August 20, 2025, to December 31, 2029.** However, termination of this designation does not limit the time the Applicant or successor owner is entitled to receive a partial abatement of property taxes, relative to Specified New Equipment installed on the subject real estate before termination of such designation, to a period of less than five (5) years. Pursuant to IC 6-1.1-12.1-2 (i), the Commission hereby limits the dollar amount of the deduction that will be allowed, with respect to installation of specified new equipment in the ERA, to those respective tax savings attributable to an equipment investment of not greater than \$4,250,000.00.
4. The partial abatement of property taxes attributable to the installation of Specified New Equipment is subject to limitations contained in I.C. 6-1.1-12.1-4.5 (c) and (d).
5. This Economic Revitalization Area designation is limited to allowing partial abatement of property taxes attributable to the installation of the Specified New Equipment on the Subject Real Estate and does not allow the abatement of real property taxes attributable to redevelopment or rehabilitation activities under I.C. 6-1.1-12.1-3.
6. Under the authority of I.C. 6-1.1-12.1, the Commission directs the Department of Metropolitan Development to survey projects receiving Economic Revitalization Area designation for compliance with job creation/retention figures, salaries associated with these figures and investment figures contained in the applicant's approved statement of benefits form. The annual date of survey shall be contained in a final resolution designating the property as an Economic Revitalization Area.
7. The Commission fixes 1:00 p.m. on Wednesday October 1, 2025, in the Public Assembly Room of the City-County Building for the public hearing of remonstrances and objections from persons interested in the Project and directs the publication of notice of public hearing in accordance with the governing statute. At this hearing, the Commission will take action relative to this Preliminary Resolution and determine whether the Subject Real Estate should be designated as an Economic Revitalization Area and fix the length of the abatement period at five (5) years.
8. A copy of this Resolution shall be filed with the Marion County Assessor.

METROPOLITAN DEVELOPMENT COMMISSION

John J. Dillon III, President

Date

Approved as to Legal Form
and Adequacy this day
of July 2025.

Sheila Kinney 7/30/2025

Sheila Kinney
Asst Corporation Counsel

ATTACHMENT TO
METROPOLITAN DEVELOPMENT COMMISSION RESOLUTION
PERSONAL PROPERTY TAX ABATEMENT

FACTUAL INFORMATION

Applicant: Romet (US) Inc. – Project Romeo

Subject Real Estate: 8517 W Washington Street

Pike Township Parcel Number: #9006277

PROJECT DESCRIPTION

Project Romeo is Romet (US) Inc.’s first U.S.-based manufacturing and assembly operation, representing a major step in the company’s North American expansion strategy. The company plans to invest approximately \$4.2 million in personal property to equip and launch operations at 8517 W. Washington Street in Indianapolis, Wayne Township. The new facility will support light manufacturing and advanced assembly of precision gas metering technologies.

The project will commence in Q1 of 2026 and conclude in Q4 of 2029. It is expected to create 80 high-wage jobs, with an average hourly wage of \$36.00. Romet is committed to providing opportunities that reach a broad segment of the local workforce and plans to work with community and workforce development partners to connect individuals to training and employment pathways. The company aims to support job access and economic growth throughout the region by prioritizing local hiring and long-term career development, with 5% of tax savings dedicated to these initiatives.

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1. The application was filed with the Department of Metropolitan Development prior to the New Equipment being installed.
2. The specified New Equipment meets the definition of "New Manufacturing Equipment", "New Logistical Distribution Equipment", "New Information Technology Equipment", and/or "New Research and Development Equipment" found in I.C. 6-1.1-12.1, as interpreted by the Indiana Department of Local Government Finance.
3. The specified New Equipment will be installed on the Subject Real Estate in one of the following types of facilities:
 - ☒ Existing facility
 - ☐ Expanded facility
 - ☐ New facility
 - ☐ Vacated or converted facility

4. The facility meets the appropriate requirements:

A. of an existing, expanded, or vacated or converted facility, and

- ☒ the area in which the facility is located has become "undesirable for normal development" (as defined in Metropolitan Development Commission Resolution No. 01-A-041, 2001), or
- ☐ the operation in the facility is a distressed business (as defined in Resolution No. 97-A-110, 1997), and
- ☒ the specified new equipment is being installed to relieve the conditions causing the business to be distressed, and
- ☐ the facility is technologically, economically, or energy obsolete, continued obsolescence of which may lead to a decline in employment and tax revenues.

B. of a new facility, and

- ☐ the area in which the facility is located has become "undesirable for normal development" (as defined in Metropolitan Development Commission Resolution No. 01-A-041, 2001), or
- ☐ the operation in the facility is a distressed business (as defined in Resolution No. 97-A-110, 1997), and
- ☐ the specified new equipment is being installed to relieve the conditions causing the business to be distressed, and
- ☐ the facility is technologically, economically, or energy obsolete, continued obsolescence of which may lead to a decline in employment and tax revenues.

5. The facility will benefit Marion County by creating or retaining permanent jobs, increasing the property tax base, avoiding environmental harm, securing the attraction, retention, or expansion of targeted businesses.

6. The Subject Real Estate on which the facility is or will be located

- ☒ outside an Allocation Area as defined in I.C. 36-7-15.1-26; or
- ☐ inside an Allocation Area but has been determined by the Commission to be acceptable for personal property tax abatement.

PROPOSED ABATEMENT SCHEDULE
Romet (US) Inc. – Project Romeo
PERSONAL PROPERTY TAX ABATEMENT

YEAR OF DEDUCTION	PERCENTAGE
1 st	100%
2 nd	80%
3 rd	60%
4 th	40%
5 th	20%

STAFF COMMENT
PERSONAL PROPERTY TAX ABATEMENT

Street Address:..... 8517 W Washington Street

New Jobs Created..... 80

Jobs Retained: None.

Estimated Cost of Equipment: \$4,200,000.00

STAFF ANALYSIS

Romet (US) Inc., a subsidiary of Romet Limited headquartered in Ontario, Canada, is a global leader in advanced measurement and monitoring solutions for natural gas utilities. Since its founding in 1972, Romet has built a strong reputation for precision engineering, offering rotary gas meters, electronic volume instrumentation, and integrated data management tools that help utilities monitor consumption, improve reliability, and support energy transition efforts. The company's commitment to sustainability and innovation has positioned it as a key partner to utility providers worldwide, including markets across North America, Europe, and Asia.

Romet's products are known for their accuracy, reliability, and seamless integration with smart metering systems—key components of modern utility infrastructure. Through ISO-certified manufacturing and ongoing investment in technology, Romet supports utility companies in meeting evolving regulatory requirements and environmental goals. Its leadership in helping utilities optimize infrastructure and modernize their grid operations has established Romet as an industry benchmark in natural gas metering and instrumentation.

Project Romeo represents a major milestone in Romet's growth strategy, marking the company's first U.S.-based manufacturing and assembly operation. With an investment of approximately \$7 million in real property and \$2.4 million in equipment and setup, Romet plans to establish operations at 8517 W. Washington Street in Indianapolis. The new facility will support light manufacturing and advanced assembly functions, with potential for future R&D expansion. The project is expected to create 80 high-wage jobs, averaging \$36 per hour, and will strengthen Romet's supply chain responsiveness to U.S. customers. Indianapolis was chosen due to its central location, strong logistics network, and access to a skilled workforce. Final site selection will depend on workforce availability, cost structures, regulatory factors, and the strength of local economic development incentives.

The applicant is requesting tax abatement to assist in off-setting the high costs of investment associated with this proposed project. The granting of property tax abatement will assist the petitioner in making this project more economically feasible by phasing in the increased tax liability resulting from the investments. In staff's opinion, a project such as this would not be economically feasible without the tax abatement incentive. Staff believes that the use of tax abatement is an appropriate tool to assist with this project and support continued development within Marion County. For these reasons, staff believes tax abatement to be an appropriate tool for development.

Staff believes this project does comply with the requirements of Metropolitan Development Commission Resolution No. 01-A-041, 2001 concerning the granting of property tax abatement.

RECOMMENDATION: Staff recommends approval of five (5) years personal property tax abatement.

TOTALITY OF BENEFITS

<u>PETITIONER:</u>	Romet (US) Inc. – Project Romeo
<u>INVESTMENT:</u>	Staff estimates that the proposed investment of \$4,200,000.00 should result in an increase to the tax base of approximately \$1,680,000.00 of assessed value in the first year of operation. Staff estimates that over the five (5) year personal property tax abatement period the petitioner will realize savings of approximately \$154,953.93 (a 55.1% savings). During the abatement period, the petitioner is expected to pay an estimated \$126,446.07 in personal property taxes related to the new equipment. After the tax abatement expires, the petitioner can be expected to pay an estimated \$42,210.00 in personal property taxes annually related to the new equipment.
<u>EMPLOYMENT:</u>	The petitioner estimates that this project will create eighty (80) new positions at an average wage of \$36.00/hr. Staff finds these figures to be reasonable for a project of this nature.
<u>OTHER BENEFITS:</u>	Staff believes this project is significant for Wayne Township in terms of new taxes and potential job creation and retention. Furthermore, staff believes the petitioner's project will lead to continued future investment in Marion County.
<u>STAFF COMMENT:</u>	Staff believes the "Totality of Benefits" arising from the project are sufficient to justify the granting of the tax abatement.