

**METROPOLITAN DEVELOPMENT COMMISSION OF
MARION COUNTY, INDIANA**

FINAL ECONOMIC REVITALIZATION AREA RESOLUTION

RESOLUTION NO. 2025-A-029

REAL PROPERTY TAX ABATEMENT

**Roche Diagnostics Operations, Inc.
9115 Hague Road**

WHEREAS, I.C. 6-1.1-12.1 allows a partial abatement of property taxes attributable to "redevelopment or rehabilitation" activities (hereinafter "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 and determine the length of the abatement period for such property 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 redevelopment or rehabilitation activities; and

WHEREAS, I.C. 6-1.1-12.1 empowers the Commission, at the time an Economic Revitalization Area is designated, to limit the dollar amount of the deduction that will be allowed with respect to a project; 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 is incorporated herein by reference, has an ownership interest in the geographical area (hereinafter "Subject Real Estate") described in such attachment; and

WHEREAS, the Applicant has requested the Subject Real Estate be designated as an Economic Revitalization Area for the purpose of achieving property tax savings in connection with the Project set forth in the attachment to this Resolution and occurring on the Subject Real Estate; and

WHEREAS, during a preliminary hearing at 1:00 p.m. on Wednesday, July 2, 2025, the Commission received evidence about whether the Subject Real Estate should be designated as an Economic Revitalization Area and recommended the appropriate length of the abatement period for such Area, and the Commission adopted **Preliminary Resolution No. 2025-A-026 ("Preliminary Resolution")** preliminarily designating the Subject Real Estate as an Economic Revitalization Area for an abatement period of ten (10) years ("Preliminary Resolution"); and

WHEREAS, a copy of such Preliminary Resolution was properly filed with the Marion County Assessor and proper legal notices were published indicating the adoption and substance of such Preliminary Resolution and stating when and where such final hearing would be held; and

WHEREAS, pursuant to IC 6-1.1-12.1-2(k), a statement of benefits for property located within an allocation area, as defined by IC 36-7-15.1-26, may not be approved unless the City-County Council of Indianapolis and Marion County, Indiana (hereinafter referred to as "City-County Council") adopts a resolution approving the statement of benefits; and

WHEREAS, the City-County Council, on **August 11, 2025**, adopted a resolution approving the Applicant's Statement of Benefits; and

WHEREAS, pursuant to Commission Resolution No. 01-A-041, 2001, the Applicant and the City have entered into a Memorandum of Agreement which shall be utilized to measure compliance with the proposed Project described in the attachment to this Resolution; and

WHEREAS, proper legal notices were published indicating the adoption of such Preliminary Resolution and stating when and where such final public hearing would be held.

NOW, THEREFORE, IT IS RESOLVED:

1. The Commission now confirms, amends, adopts, and approves such Preliminary Resolution and thereby finds, and establishes the area as an Economic Revitalization Area subject to the conditions that designation as an Economic Revitalization Area allows the abatement of property taxes only relative to the Project and the effectiveness of the designation can be terminated by action of the Commission if:
 - A. The Applicant is unable to secure approval of the necessary variance or rezoning petition to provide for the proposed development.
 - B. Construction on the Subject Real Estate is not in substantial conformance with the Project description contained in the final resolutions as supplemented by information in the application, site plan and elevations; or
 - C. Construction of the Project is not initiated within one (1) year of the date a final resolution designating the Subject Real Estate as an Economic Revitalization Area is adopted.
2. The Economic Revitalization Area designation terminates five (5) years after the date a final resolution is adopted; however, relative to redevelopment or rehabilitation completed before the end of the five (5) year period, this termination does not limit the period of time the Applicant or successor owner is entitled to receive a partial abatement of property taxes to a period of less than **ten (10) years**.
3. This Economic Revitalization Area designation is limited to allowing the partial abatement of property taxes attributable to redevelopment or rehabilitation activities: **This designation does not allow abatement of property taxes for installation of new manufacturing equipment under I.C. 6-1.1-12.1-4.5.** 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 redevelopment and rehabilitation activities occurring in the ERA.

4. Pursuant to I.C. 6-1.1-12.1-17, the Commission desires to utilize an alternative abatement schedule. The alternative schedule shall allow for 75% deduction (abatement) of the increased property taxes for each of the ten years of the real property tax abatement.
5. The Commission has determined that the Project can be reasonably expected to yield the benefits identified in the attached "statement of benefits" and the "statement of benefits" is sufficient to justify the partial abatement of property taxes requested, based on the following findings:
 - A. The estimate of the value of the proposed Project 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 reasonably be expected to result from the proposed Project.
 - C. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can reasonably be expected to result from the proposed Project.
 - D. Other benefits about which information was requested are benefits which can reasonably be expected to result from the proposed Project.
 - E. The "Totality of Benefits" is sufficient to justify the deduction.
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 Final Economic Revitalization Area Resolution, the Memorandum of Agreement executed by and between the applicant and the City, and/or the statement of benefits form. The Commission may reduce the dollar amount, or rescind the deduction in its entirety, and/or require repayment of all or a portion of the deductions received by the applicant for failure to achieve the benefits identified in the Memorandum of Agreement and/or "statement of benefits", or for failure to respond to the mandatory survey.
7. The Commission directs the Department of Metropolitan Development to survey the Project described in the attachment to this Resolution annually for twelve (12) years. The dates of the twelve (12) surveys shall be on or about the following dates: **2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, and 2039.**
8. The Subject Real Estate and Project area are approved for an abatement period of **ten (10) years.**
9. A copy of this Resolution shall be filed with the Marion County Auditor.

[Remainder left intentionally blank, signatures to follow]

PROPOSED ABATEMENT SCHEDULE
Roche Diagnostics Operations Inc.
REAL PROPERTY TAX ABATEMENT

YEAR OF DEDUCTION	PERCENTAGE
1 st	75%
2 nd	75%
3 rd	75%
4 th	75%
5 th	75%
6 th	75%
7 th	75%
8 th	75%
9 th	75%
10 th	75%

METROPOLITAN DEVELOPMENT COMMISSION

John J. Dillion III, President

Date

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

Sheila Kinney 7/30/2025
Sheila Kinney,
Assistant Corporation Counsel

STAFF ANALYSIS
REAL PROPERTY TAX ABATEMENT

Area Surrounding Subject Real Estate: The site is located on the northeast side of Indianapolis in Lawrence Township, just south of 96th Street and on the east side of Hague Road.

Current Zoning:.....C-3

New Jobs Created:650 at \$35/hr.

Jobs Retained:2634 at \$42/hr.

Estimated Cost of proposed project: \$145,000,000.00

STAFF ANALYSIS

Founded in 1896 in Basel, Switzerland, Roche is the world's largest biotechnology company and a global leader in in-vitro diagnostics. Its Indianapolis campus, home to over 2,600 employees, serves as the North American headquarters for Roche Diagnostics and plays a critical role in global research, manufacturing, and distribution. The site is one of only two global distribution hubs and currently produces more than 5 billion Accu-Chek diabetes test strips annually. Roche has pioneered diagnostics solutions for cancer, cardiac health, infectious diseases, women's health, and diabetes management.

Roche Diagnostics has announced a \$550 million expansion of its Indianapolis campus, transforming the site into a global manufacturing hub for its next-generation continuous glucose monitoring (CGM) systems, including the Accu-Chek Smart Guide. The investment includes \$120 million for new construction, \$25 million to upgrade existing facilities, and \$405 million for advanced machinery and equipment to support key product lines. Production of CGM systems is expected to begin within three years, solidifying Indianapolis's role as a cornerstone of Roche's innovation and global supply chain.

The expansion will create approximately 650 new jobs, primarily in advanced manufacturing and laboratory roles, with starting wages of \$35 per hour. Roche will also retain its more than 2,600 existing employees, whose average wage is \$42+ per hour. As part of its commitment to the city's broad base economic growth, Roche will contribute 5% of its tax savings to the Indy Achieves Completion Grant program to support local workforce development and education.

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 ten (10) years real property tax abatement.

TOTALITY OF BENEFITS

PETITIONER:

Roche Diagnostics Operations, Inc.

INVESTMENT:

Staff estimates that the proposed investment of \$145,000,000.00 should result in an increase to the tax base of approximately \$110,305,200.00 of assessed value. Staff estimates that over the ten (10) year real property tax abatement period the petitioner will realize savings of approximately \$18,301,725.00 (a 75% savings). During the abatement period, the petitioner is expected to pay an estimated \$6,100,0575.00 in real property taxes relative to the new investment. This is in addition to the current taxes being paid on the properties in the amount of \$1,550,646.88 annually (pay 2025 taxes). After the tax abatement expires, the petitioner can be expected to pay an estimated \$2,440,230.00 in real property taxes annually on the new improvements, in addition to the annual taxes attributable to the current value of the land.

EMPLOYMENT:

The petitioner estimates that this project will retain two-thousand sixty-hundred and thirty-four (2,634) positions with an average wage of \$42-\$52/hr. and create a minimum of six-hundred and fifty (650) positions at an average wage of not less than \$35/hr. Staff finds these figures to be reasonable for a project of this nature.

OTHER BENEFITS:

Staff believes this Project is significant for Lawrence 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 and development in Marion County.

STAFF COMMENT:

Staff believes the "Totality of Benefits" arising from the Project are sufficient to justify the granting of the tax abatement.

PROJECT SUMMARY

Factual Information

<u>Applicant:</u>	Roche Diagnostics Operations, Inc.
<u>Subject Real Estate:</u>	9115 Hague Road
<u>Lawrence Township Parcel Numbers:</u>	4001191, 4002962, 4017684, 4018101, 4018102, 4018726, 4019148, 4019149, 4019352, 4019586, 4020733, 4020734, 4021980, 4023431, 4023432, 4025698, 4026615, 4026616, 4026932, and 4045149.

PROJECT DESCRIPTION

Roche Diagnostics Operations, Inc. is investing up to \$550 million to expand its diagnostics campus on Indianapolis NE side by 2030, establishing itself as a global hub for the manufacturing of continuous glucose monitoring (CGM) systems, including the Accu-Chek SmartGuide. The Indianapolis site currently serves as Roche Diagnostics' North American headquarters and is one of only two global distribution hubs.

The expansion includes \$120 million for new construction, \$25 million to upgrade existing facilities, and \$405 million for advanced machinery and equipment to support key product lines. This investment is aimed at strengthening U.S. production capabilities and improving access to diabetes management tools.

The project is expected to create approximately 650 new jobs—primarily in advanced manufacturing and laboratory positions with an average salary of \$35/hr. with a significant portion dedicated to Marion County residents. The company will retain over 2600 jobs with an average wage of \$42/hr. 5% of tax savings will be donated in support of the Indy Achieves Completion grant.

<u>New Jobs Created:</u>	650 at \$42.00/hr.
<u>Jobs Retained:</u>	2,634 at \$42.00/hr.
<u>Estimated Cost of Project:</u>	\$145,000,000.00

<u>RECOMMENDATION:</u>	Staff recommends approval of ten (10) years real property tax abatement.
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Roche Diagnostics Operations, Inc
9115 Hague Rd

Site Plan - Exhibit A



The yellow outlines identify the buildings that are part of a \$25,000,000 investment in renovations to commence in Year 2 of the project timeline.

The red outline identifies a currently vacant parcel along 89th St where the company plans to invest an estimated \$110,000,000 for the construction of a new, modular building to begin in Year 3 of the project timeline.