

**RESOLUTION NO. 2022-11-CL**

**TIPPECANOE COUNTY COUNCIL  
FOR THE DESIGNATION  
OF AN ECONOMIC REVITALIZATION AREA**

**APPLICATION OF  
TRICLINIC LABS, INC.  
DECLARATORY RESOLUTION**

**WHEREAS**, the Tippecanoe County Council has been advised by Triclinic Labs, Inc. (Applicant) of a proposed revitalization program, including the installation of new research and development and new information technology equipment, on land currently owned by Legado Development Group, LLC commonly known as 2660 Schuyler Avenue further identified as Real Estate Key Number(s) 79-07-10-804-011.000-003 in the County of Tippecanoe, Township of Fairfield, and it has been requested by Applicant, to designate the area consisting of approximately 6.008 acres more fully described on Exhibit A, attached hereto and incorporated herein by reference as an economic revitalization area under and pursuant to Indiana Code 6-1.1-12.1; and

**WHEREAS**, the Tippecanoe County Council hereby finds based on the information provided by the applicant that the area described in Exhibit A 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 improvement or character of occupancy, age, obsolescence, substandard buildings and other factors which have impaired values or prevented a normal development of property or use of property and that the 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**, Applicant anticipates the installation of new research and development equipment and new information technology equipment as such terms are defined in Indiana Code §6-1.1-12.1-1, and has submitted an application and other documents, including a statement of benefits, to the Tippecanoe County Council as incorporated herein by reference; and

**WHEREAS**, pursuant to Resolution 2019-16-CL, adopted by the Tippecanoe County Council on July 9, 2019, as a condition of receiving a tax abatement on personal property, the Council requires a taxpayer to enter into a memorandum of understanding concerning repayment of tax savings in the event the property is removed from the County and the Council determines that the recipient of the tax savings is not in substantial compliance with the commitments made in conjunction with the application for a tax abatement; and

**WHEREAS**, the Tippecanoe County Council has reviewed the statement of benefits and other information brought to its attention, and hereby determines that it is in the best interest of Tippecanoe County, Indiana, to designate the area described in Exhibit A as an economic revitalization area and that the deductions under Indiana Code §6-1.1-12.1-3 should be allowed

based on the following findings:

- (1) The estimate of the value of the new research and development equipment and new information technology equipment is reasonable for projects of that nature and equipment of that type.
- (2) The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed described new research and development equipment and new information technology equipment.
- (3) The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed described new research and development equipment and new information technology equipment.
- (4) The other benefits with respect to which applicant has provided information, including the number of individual opportunities for employment, both temporary and permanent, and the compensation to be paid to employees, along with the value of the acquisition and construction of improvements, are benefits of the type and quality anticipated by the County Council within the economic revitalization area and can reasonably be expected to result from the proposed described installation of new research and development equipment and new information technology equipment.
- (5) The totality of benefits is sufficient to justify the deductions.

**WHEREAS**, the Tippecanoe Council hereby finds that the purposes of Indiana Code chapter 6-1.1-12.1 are served by allowing the owner of said real estate the deductions provided by Indiana Code §6-1.1-12.1-4.5 with respect to **new research and development equipment and new information technology equipment for a period of seven (7) years;**

**NOW, THEREFORE, BE IT RESOLVED** by the Tippecanoe County Council, Tippecanoe County, Indiana, that:

1. The area described on Exhibit A attached hereto and made a part hereof is **designated as an economic revitalization area** within the meaning of Indiana Code chapter 6-1.1-12.1 from the date of adoption of this Declaratory Resolution **through and including December 31, 2032.**

2. Subject to approval of the Board of Commissioners for Tippecanoe County under Indiana Code §6-1.1-12.1-2(k) for statements of benefits concerning property in an allocation area, the Applicant, he Applicant, as owner of new research and development equipment and new information technology equipment located within the above-designated economic revitalization

area shall be entitled to the **deduction** as provided by Indiana Code §6-1.1- 12.1-4.5 for a period of **seven (7) years for the new research and development equipment and new information technology equipment** which is installed as contemplated by and reflected in the Statement of Benefits heretofor filed with Tippecanoe County in accordance with the following schedule

YEAR 1	100%
YEAR 2	85.7%
YEAR 3	71.4%
YEAR 4	57.1%
YEAR 5	42.8%
YEAR 6	28.5%
YEAR 7	14.2%

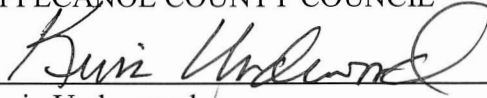
PROVIDED HOWEVER, that the deductions approved herein are contingent on the Applicant entering into a Memorandum of Understanding, as described in more detail in Resolution 2019-16-CL, providing for the repayment to the County of all or a portion of the tax savings realized through the deductions described herein in the event that the subject property is removed from the County and the Council determines that the deduction should be terminated because the recipient is not in substantial compliance with the recipient's stated commitments.

3. Notice of the adoption and substance of this resolution and all other disclosure required by Indiana Code §6-1.1-12.1-2.5 shall be duly published in accordance with Indiana Code chapter 5-3-1, which notice shall state a date for a public hearing on this resolution and that on that date, after hearing objections and remonstrances and considering evidence thereon, this Council will take final action determining whether the qualifications for an economic revitalization area have been met and confirming, modifying and confirming, or rescinding this resolution. Notice shall also be provided to each taxing unit that has authority to levy property taxes in the geographic area where the economic revitalization area is located as required under IC 6-1.1-12.1-2.5(c)(2).

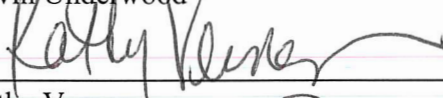
4. If any part, clause, or portion of this resolution shall be adjudged invalid, such invalidity shall not affect the validity of this resolution as a whole or any part, clause, or portion of the resolution.

Presented to the County Council of Tippecanoe County, Indiana, and adopted this 12th day of April, 2022.

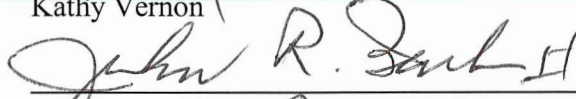
TIPPECANOE COUNTY COUNCIL



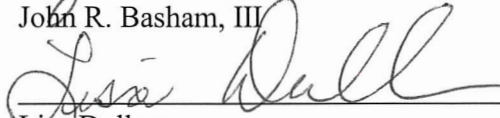
Kevin Underwood



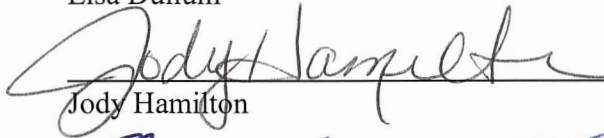
Kathy Vernon



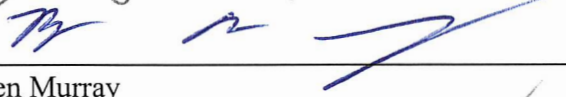
John R. Basham, III



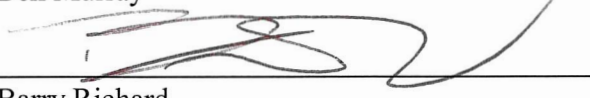
Lisa Dullum



Jody Hamilton

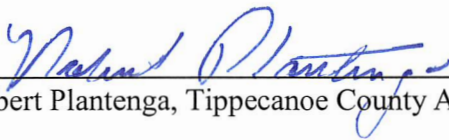


Ben Murray



Barry Richard

ATTEST:

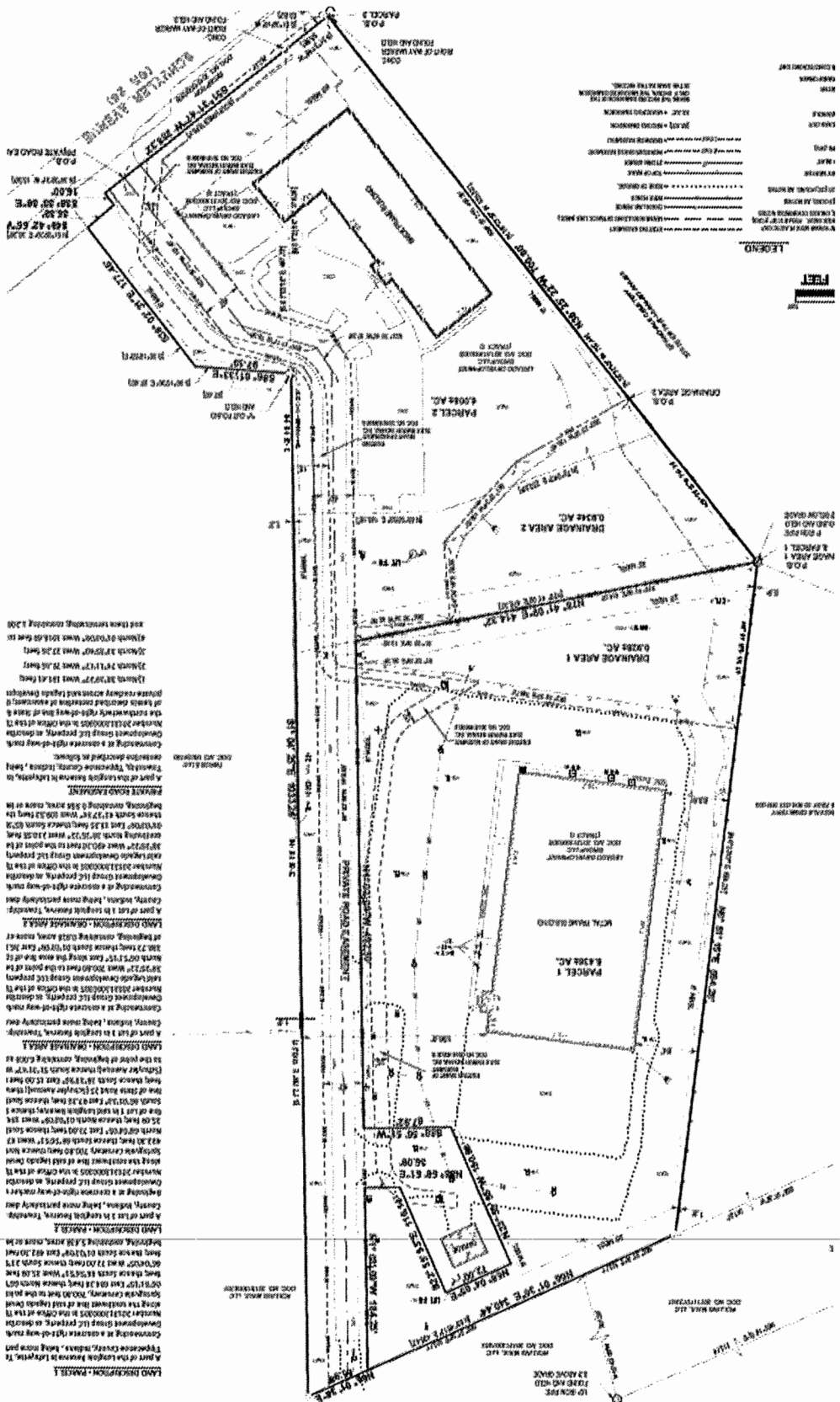


Robert Plantenga, Tippecanoe County Auditor

**EXHIBIT A  
LEGAL DESCRIPTION**

Beginning at a concrete right-of-way marker which marks the southernmost corner of the Legado Development Group LLC property, as described in a Corporate Warranty Deed recorded as Document Number 201313000305 in the Office of the Tippecanoe County Recorder; thence North 38°25'22" West along the southwest line of said Legado Development Group LLC property, being also the northeast line of Springvale Cemetery 700.80 feet; thence North 78°41'09" East 414.32 feet; thence North 01°03'09" West 492.30 feet; thence South 88°56'51" West 87.92 feet; thence North 23°55'55" West 150.88 feet; thence North 66°04'05" East 72.00 feet; thence South 23°55'55" East 116.14 feet; thence North 88°56'51" East 35.09 feet; thence North 01°03'09" West 184.25 feet; thence North 66°01'36" East 65.98 feet to the west line of Lot 1 in said Longlois Reserve; thence South 01°04'25" East along said west line 1033.26 feet; thence South 86°01'33" East 97.39 feet; thence South 38°02'31" East 177.46 feet to the northwesterly right-of-way line of State Road 25 (Schuyler Avenue); thence South 49°42'55" West along said right-of-way line 35.39 feet; thence South 38°33'36" East 15.00 feet to the old northwesterly right-of-way line of State Road 25 (Schuyler Avenue); thence South 51°31'47" West along said old northwesterly right-of-way line 288.32 feet to the point of beginning, containing 6.008 acres, more or less.

**Depicted as "Parcel 2" on the attached diagram from the Fisher's and Associates Parcelization Survey dated March 19, 2021.**



**LAND DESCRIPTION - PARCEL 1**  
 A part of lot 1 in legal tracts, Township of ... County, Indiana, being more particularly described as a certain 100-00-00 ...  
 ...  
**LAND DESCRIPTION - PARCEL 2**  
 A part of lot 1 in legal tracts, Township of ... County, Indiana, being more particularly described as a certain 100-00-00 ...  
 ...  
**LAND DESCRIPTION - PARCEL 3**  
 A part of lot 1 in legal tracts, Township of ... County, Indiana, being more particularly described as a certain 100-00-00 ...  
 ...

**LEGEND**

- 1. BOUNDARY OF PARCEL
- 2. BOUNDARY OF DRAINAGE AREA
- 3. BOUNDARY OF LOT
- 4. BOUNDARY OF SECTION
- 5. BOUNDARY OF TOWNSHIP
- 6. BOUNDARY OF COUNTY
- 7. BOUNDARY OF STATE
- 8. BOUNDARY OF FEDERAL LAND
- 9. BOUNDARY OF UNDEVELOPED LAND
- 10. BOUNDARY OF DEVELOPED LAND
- 11. BOUNDARY OF ROAD
- 12. BOUNDARY OF RAILROAD
- 13. BOUNDARY OF CANAL
- 14. BOUNDARY OF DAM
- 15. BOUNDARY OF BRIDGE
- 16. BOUNDARY OF TOWER
- 17. BOUNDARY OF WELL
- 18. BOUNDARY OF POND
- 19. BOUNDARY OF LAKE
- 20. BOUNDARY OF RIVER
- 21. BOUNDARY OF STREAM
- 22. BOUNDARY OF CREEK
- 23. BOUNDARY OF BROOK
- 24. BOUNDARY OF GULLY
- 25. BOUNDARY OF DITCH
- 26. BOUNDARY OF FENCE
- 27. BOUNDARY OF POST
- 28. BOUNDARY OF MARKER
- 29. BOUNDARY OF CORNER
- 30. BOUNDARY OF CENTER
- 31. BOUNDARY OF QUARTER
- 32. BOUNDARY OF EIGHTH
- 33. BOUNDARY OF SIXTEENTH
- 34. BOUNDARY OF THIRTYSECOND
- 35. BOUNDARY OF SIXTYFOURTH
- 36. BOUNDARY OF ONEHUNDRETH
- 37. BOUNDARY OF TWOHUNDRETH
- 38. BOUNDARY OF FOURHUNDRETH
- 39. BOUNDARY OF EIGHTEENTH
- 40. BOUNDARY OF THIRTYSIXTH
- 41. BOUNDARY OF SEVENTYSECOND
- 42. BOUNDARY OF ONEFOURTH
- 43. BOUNDARY OF ONEEIGHTH
- 44. BOUNDARY OF ONETHIRTYSECOND
- 45. BOUNDARY OF ONESEVENTH
- 46. BOUNDARY OF ONEFOURTH
- 47. BOUNDARY OF ONEEIGHTH
- 48. BOUNDARY OF ONETHIRTYSECOND
- 49. BOUNDARY OF ONESEVENTH
- 50. BOUNDARY OF ONEFOURTH
- 51. BOUNDARY OF ONEEIGHTH
- 52. BOUNDARY OF ONETHIRTYSECOND
- 53. BOUNDARY OF ONESEVENTH
- 54. BOUNDARY OF ONEFOURTH
- 55. BOUNDARY OF ONEEIGHTH
- 56. BOUNDARY OF ONETHIRTYSECOND
- 57. BOUNDARY OF ONESEVENTH
- 58. BOUNDARY OF ONEFOURTH
- 59. BOUNDARY OF ONEEIGHTH
- 60. BOUNDARY OF ONETHIRTYSECOND
- 61. BOUNDARY OF ONESEVENTH
- 62. BOUNDARY OF ONEFOURTH
- 63. BOUNDARY OF ONEEIGHTH
- 64. BOUNDARY OF ONETHIRTYSECOND
- 65. BOUNDARY OF ONESEVENTH
- 66. BOUNDARY OF ONEFOURTH
- 67. BOUNDARY OF ONEEIGHTH
- 68. BOUNDARY OF ONETHIRTYSECOND
- 69. BOUNDARY OF ONESEVENTH
- 70. BOUNDARY OF ONEFOURTH
- 71. BOUNDARY OF ONEEIGHTH
- 72. BOUNDARY OF ONETHIRTYSECOND
- 73. BOUNDARY OF ONESEVENTH
- 74. BOUNDARY OF ONEFOURTH
- 75. BOUNDARY OF ONEEIGHTH
- 76. BOUNDARY OF ONETHIRTYSECOND
- 77. BOUNDARY OF ONESEVENTH
- 78. BOUNDARY OF ONEFOURTH
- 79. BOUNDARY OF ONEEIGHTH
- 80. BOUNDARY OF ONETHIRTYSECOND
- 81. BOUNDARY OF ONESEVENTH
- 82. BOUNDARY OF ONEFOURTH
- 83. BOUNDARY OF ONEEIGHTH
- 84. BOUNDARY OF ONETHIRTYSECOND
- 85. BOUNDARY OF ONESEVENTH
- 86. BOUNDARY OF ONEFOURTH
- 87. BOUNDARY OF ONEEIGHTH
- 88. BOUNDARY OF ONETHIRTYSECOND
- 89. BOUNDARY OF ONESEVENTH
- 90. BOUNDARY OF ONEFOURTH
- 91. BOUNDARY OF ONEEIGHTH
- 92. BOUNDARY OF ONETHIRTYSECOND
- 93. BOUNDARY OF ONESEVENTH
- 94. BOUNDARY OF ONEFOURTH
- 95. BOUNDARY OF ONEEIGHTH
- 96. BOUNDARY OF ONETHIRTYSECOND
- 97. BOUNDARY OF ONESEVENTH
- 98. BOUNDARY OF ONEFOURTH
- 99. BOUNDARY OF ONEEIGHTH
- 100. BOUNDARY OF ONETHIRTYSECOND

