

**REPORT AND FINDINGS OF FACT OF THE TOWN OF BROWNSBURG
ECONOMIC DEVELOPMENT COMMISSION CONCERNING THE
PROPOSED FINANCING OF ECONOMIC DEVELOPMENT FACILITIES TO BE
OPERATED BY NUKEMED, INC.**

The Town of Brownsburg Economic Development Commission (the "Commission") proposes to recommend to the Town Council of the Town of Brownsburg, Indiana (the "Town"), that it loan available Economic Development Income Tax (EDIT) funds in the form of an economic development loan pursuant to I.C. 6-3.5-7 *et seq.* and I.C. 36-7-12 *et seq.* in the total principal amount of Two Hundred Twenty Five Thousand Dollars (\$225,000) (the "Loan") to NukeMed, Ind. (the "Applicant"), for the financing of certain economic development facilities in the Town as set forth in the Resolution of the Commission of even date herewith.

In connection therewith, the Commission hereby reports and finds as follows:

A. The proposed economic development facility consists of a new pharmacy manufacturing facility and headquarters of a national pharmacy chain in the Town of Brownsburg producing generic radioactive drugs to be located in the Town, eventually employing no less than forty-five (45) or more individuals and investing in excess of Two Million Eight Hundred Thousand and 00/100 Dollars (\$2,800,000.00) in new manufacturing and production equipment and construction and additional investments in facility acquisition and improvements as further described in the Economic Development Loan Agreement attached hereto as Exhibit "A" (the "Agreement") (collectively the "Project"), all to be located in and directly serving and benefitting the Town of Brownsburg.

B. The Commission estimates that, other than those Eligible Improvements to be acquired, installed or constructed with the proceeds of the Loan, no additional public works or services, including public ways, schools, water, sewer, street lights and fire protection, will be made necessary or desirable by the Project because any such works or services already exist or will be provided by the Applicant or other parties.

C. The Commission estimates that the total costs of the acquisition, construction and installation of the Eligible Improvements, and other related expenses to be financed by the Loan and the Lease Grant, including capitalized interest, fees and financing costs for the Eligible Improvements and the issuance of the Loan and the Lease Grant will be approximately \$225,000.00. The Applicant will invest a total of approximately \$2,800,000 in the acquisition, construction and installation of manufacturing and production equipment and will make additional investments in acquisition and improvement of a facility in the Town.

D. The Applicant has committed to create and/or retain no less than 45 jobs over the next three (3) years with an average hourly wage without benefits or bonuses as set forth in the Agreement and a projected annual payroll of approximately \$2,435,000.00.

E. Based on the uncontroverted evidence received at the public hearing held by the Commission on the date hereof, there are no facilities similar to the Project that are already constructed or operating in or near the Town, and consequently, the Project will

have no adverse competitive effect on similar facilities already constructed or operating in the Town.

F. The proposed financing of the Eligible Improvements for the Project complies with the purposes and provisions of Indiana Code 36-7-11.9, -12 and -14, et seq., and Indiana Code 6-3.5-7 et seq. as supplemented and amended.

Adopted this 9th day of June, 2011.

Secretary, Town of Brownsburg
Economic Development Commission

Attest:

President, Town of Brownsburg
Economic Development Commission