

A CONFIRMING RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 2488 Persistence Drive, Fort Wayne, Indiana 46808 (Markar Properties II, LLC)

WHEREAS, Common Council has previously designated and declared by Declaratory Resolution the following described property as an "Economic Revitalization Area" under Sections 153.13-153.24 of the Municipal Code of the City of Fort Wayne, Indiana, and I.C. 6-1.1-12.1, to wit:

Attached hereto as "Exhibit A" as if a part herein; and

WHEREAS, said project will create 10 additional full-time, permanent jobs with a total additional annual payroll of \$624,2000 and an average annual salary of \$62,420 and retain 78 current full-time permanent jobs and five part-time jobs with a retained total annual payroll of \$5,148,288 and an average full-time annual salary of \$68,016; and

WHEREAS, the total estimated project cost is \$5,741,655; and

WHEREAS, a recommendation has been received from the Committee on Finance; and

WHEREAS, notice of the adoption and substance of said Resolution has been published in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 and a public hearing has been conducted on said Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, the Resolution previously designating the above described property as an "Economic Revitalization Area" is confirmed in all respects.

SECTION 2. That, the hereinabove described property is hereby declared an "Economic Revitalization Area" pursuant to I.C. 6-1.1-12.1, said designation to begin on the effective date of this Resolution and shall terminate on December 31, 2026, unless otherwise automatically extended in five year increments per I.C. 6-1.1-12.1-9.

SECTION 3. That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall apply to a deduction of the assessed value of real estate improvements made between July 1, 2023 and December 31, 2024. Should any delays occur, an updated timeframe will be communicated to the Allen County Auditor by Community Development staff in writing.

SECTION 4. That, the estimate of the number of individuals that will be employed or whose employment will be retained and the estimate of the annual salaries of those individuals and the estimate of the value of redevelopment or rehabilitation, all contained in Petitioner's Statement of Benefits are reasonable and are benefits that can be reasonably expected to result from the proposed described redevelopment or rehabilitation.

SECTION 5. The current year approximate tax rates for taxing units within the City would be:

(a) If the proposed development does not occur, the approximate current year tax rates for this site would be \$2.8936/\$100.

(b) If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be \$2.8936/\$100 (the change would be negligible).

(c) If the proposed development occurs and a deduction percentage of fifty percent (50%) is assumed, the approximate current year tax rate for the site would be \$2.8936/\$100 (the change would be negligible).

SECTION 6. Pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from the assessed value of the real property shall be for a period of ten years.

SECTION 7. The deduction schedule from the assessed value of the real property pursuant to I.C. 6-1.1-12.1-17 shall look like this:

Year of Deduction	Percentage
1	100%
2	95%
3	80%
4	65%
5	50%
6	40%
7	30%
8	20%
9	10%
10	5%
11	0%

SECTION 8. The benefits described in the Petitioner's Statement of Benefits can be reasonably expected to result from the project and are sufficient to justify the applicable deductions.

SECTION 9. For real property, a deduction application must contain a performance report showing the extent to which there has been compliance with the Statement of Benefits form approved by the Fort Wayne Common Council at the time of filing. This report must be submitted to the Allen County Auditor's Office, and the City of Fort Wayne's Community Development Division and must be included with the deduction application. For subsequent years, the performance report must be updated each year in which the deduction is applicable at the same time the property owner is required to file a personal property tax return in the taxing district in which the property for which the deduction was granted is located. If the taxpayer does not file a personal property tax

1 return in the taxing district in which the property is located, the information must be provided by
2 May 15.

3 **SECTION 10.** The performance report must contain the following information

- 4 A. The cost and description of real property improvements.
5 B. The number of employees hired through the end of the preceding calendar year as a
6 result of the deduction.
7 C. The total salaries of the employees hired through the end of the preceding calendar
8 year as a result of the deduction.
9 D. The total number of employees employed at the facility receiving the deduction.
10 E. The total assessed value of the real property deductions.
11 F. The tax savings resulting from the real property being abated.

12 **SECTION 11.** That, the taxpayer is non-delinquent on any and all property tax due to
13 jurisdictions within Allen County, Indiana.

14 **SECTION 12.** That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that has
15 received a deduction under section 3 or 4.5 of this chapter may be required to repay the deduction
16 amount as determined by the county auditor in accordance with section 12 of said chapter if the
17 property owner ceases operations at the facility for which the deduction was granted and if the
18 Common Council finds that the property owner obtained the deduction by intentionally providing
19 false information concerning the property owner's plans to continue operation at the facility.

20 **SECTION 13.** That, this Resolution shall be in full force and effect from and after its
21 passage and any and all necessary approval by the Mayor.

22 _____
23 Member of Council

24 APPROVED AS TO FORM A LEGALITY

25 _____
26 Malak Heiny, City Attorney
27
28
29
30

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE: **Confirming Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **This is to confirm the designation of an Economic Revitalization Area for eligible real property improvements. Markar Properties II, LLC will construct a new 22,425 square foot facility for its tenant CME Construction.**

EFFECT OF PASSAGE: **Investment of \$5,741,655 in real property improvements, the creation of 10 new full-time permanent jobs with an annual payroll of \$624,200 and the retention of 78 full-time permanent jobs and five part-time jobs with a combined annual payroll of \$5,148,288.**

EFFECT OF NON-PASSAGE: **Potential loss of investment and the creation of 10 new full-time permanent jobs with an annual payroll of \$624,200 and the retention of 78 full-time permanent jobs and five part-time jobs with a combined annual payroll of \$5,148,228.**

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS): **No expenditures of public funds required.**

ASSIGNED TO COMMITTEE (CHAIR AND CO-CHAIR): **Geoff Paddock and Jason Arp**

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Markar Properties II, LLC is requesting the designation of an Economic Revitalization Area for eligible real property improvements. Markar Properties II, LLC will construct a new 22,425 square foot facility for its tenant CME Construction.**

EFFECT OF PASSAGE: **Investment of \$5,741,655 in real property improvements, the creation of 10 new full-time permanent jobs with an annual payroll of \$624,200 and the retention of 78 full-time permanent jobs and five part-time jobs with a combined annual payroll of \$5,148,228.**

EFFECT OF NON-PASSAGE: **Potential loss of investment and the creation of 10 new full-time permanent jobs with an annual payroll of \$624,200 and the retention of 78 full-time permanent jobs and five part-time jobs with a combined annual payroll of \$5,148,228.**

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS): **No expenditures of public funds required.**

ASSIGNED TO COMMITTEE (CHAIR AND CO-CHAIR): **Geoff Paddock and Jason Arp**

MEMORANDUM



TO: City Council
FROM: Carman Young, Economic Development Specialist
DATE: August 17, 2023
RE: Request for designation by Markar Properties II, LLC. as an ERA for real property improvements.

BACKGROUND

PROJECT ADDRESS:	2488 Persistence Drive	PROJECT LOCATED WITHIN:	N/A
PROJECT COST:	\$5,741,655	COUNCILMANIC DISTRICT:	3

COMPANY PRODUCT OR SERVICE:	Markar Properties II, LLC is a real property developer
PROJECT DESCRIPTION:	Markar Properties II, LLC will construct a new 22,425 square foot facility for its tenant CME Construction.

CREATED

RETAINED

JOBS CREATED (FULL-TIME):	10	JOBS RETAINED (FULL-TIME):	73
JOBS CREATED (PART-TIME):	0	JOBS RETAINED (PART-TIME):	5
TOTAL NEW PAYROLL:	\$624,200	TOTAL RETAINED PAYROLL:	\$5,148,228
AVERAGE SALARY (FULL-TIME NEW):	\$62,420	AVERAGE SALARY (FULL-TIME RETAINED):	\$68,016

COMMUNITY BENEFIT REVIEW

Yes ☒ No ☐ N/A ☐

Project will encourage vacant or under-utilized land appropriate for commercial or industrial use?

Explain: Parcel to be designated has been vacant and undeveloped for at least seven years.

Yes ☒ No ☐ N/A ☐

Real estate to be designated is consistent with land use policies of the City of Fort Wayne?

Explain: Property to be designated is zoned I-2, General Industrial. The use of this property is consistent with the land use policies of the City of Fort Wayne.

Yes ☐ No ☐ N/A ☒

Project encourages the improvement or replacement of a deteriorated or obsolete structure?

Yes ☐ No ☐ N/A ☒

Project encourages the improvement or replacement of obsolete manufacturing and/or research and development and/or information technology and/or logistical distribution equipment?

Yes ☐ No ☐ N/A ☒

Project will result in significant conversion of solid waste or hazardous waste into energy or other useful products?

Yes ☐ No ☐ N/A ☒

Project encourages preservation of a historically or architecturally significant structure?

Yes ☐ No ☐ N/A ☒

Construction will result in Leadership in Energy and Environmental Design (LEED) certification by the U.S. Green Building Council?

Yes ☐ No ☐ N/A ☒

Construction will use techniques to minimize impact on combined sewer overflows? (i.e. rain gardens, bio swales, etc.)

Yes ☒ No ☐ N/A ☐

ERA designation induces employment opportunities for Fort Wayne area residents?

Explain: Project will create 10 full-time permanent jobs with a total created annual payroll of \$624,200, with the average created annual job salary being \$62,420 and retain 73 full-time, permanent jobs and five part-time jobs for a total retained annual payroll of \$5,148,228, with the average retained full-time job salary being \$68,016.

Yes ☒ No ☐ N/A ☐

Taxpayer is NOT delinquent on any or all property tax due to any taxing jurisdiction within Allen County.

POLICY

Per the policy of the City of Fort Wayne, the following guidelines apply to this project:

1. The period of deduction for real property improvements is seven years.

Under Fort Wayne Common Council's tax abatement policies and procedures, Markar Properties II, LLC. is eligible for a recommended seven year deduction on real property improvements. Attached is a calculation of property taxes saved/paid with the deduction.

PREVIOUSLY APPROVED PHASE-INS

Markar Properties II, LLC has not previously applied, or been approved, for a tax phase-in.

Signed:

Economic Development Specialist

COMMUNITY DEVELOPMENT DIVISION

FORT WAYNE COMMUNITY DEVELOPMENT DIVISION **TAX ABATEMENT - ESTIMATE OF SAVINGS**

*New tax abatement percentages have been changed to reflect change in state law

Markar Properties II, LLC

REAL PROPERTY TAX ABATEMENT - 7 yr Schedule

Year	Cash Value	True Tax Value	Assessed Value	Abatement %	Tax		Deduction	Taxable AV	Tax Rate	Tax Paid	Tax Saved
					Abatement %	Tax Paid %					
1	\$5,741,655	\$5,741,655	\$5,741,655	100%		0%	\$5,741,655	\$0	0.028936	\$0	\$166,141
2	\$5,741,655	\$5,741,655	\$5,741,655	85%		15%	\$4,880,407	\$861,248	0.028936	\$24,921	\$141,219
3	\$5,741,655	\$5,741,655	\$5,741,655	71%		29%	\$4,076,575	\$1,665,080	0.028936	\$48,181	\$117,960
4	\$5,741,655	\$5,741,655	\$5,741,655	57%		43%	\$3,272,743	\$2,468,912	0.028936	\$71,440	\$94,700
5	\$5,741,655	\$5,741,655	\$5,741,655	43%		57%	\$2,468,912	\$3,272,743	0.028936	\$94,700	\$71,440
6	\$5,741,655	\$5,741,655	\$5,741,655	29%		31%	\$1,665,080	\$1,779,913	0.028936	\$51,504	\$48,181
7	\$5,741,655	\$5,741,655	\$5,741,655	14%		86%	\$803,832	\$4,937,823	0.028936	\$142,881	\$23,260
8	\$5,741,655	\$5,741,655	\$5,741,655	0%		100%	\$0	\$5,741,655	0.028936	\$166,141	\$0
TOTAL TAX SAVED REAL PROPERTY (7 yrs on 7 yr deduction)											<u>\$662,901</u>
TOTAL TAX PAID REAL PROPERTY (7 yrs on 7 yr deduction)											<u>\$599,767</u>

NOTE: Above calculations assume a constant tax rate over the abatement period. Time value of money is not considered.

Real Property Abatements

Tax Abatement Review System

Markar Properties II, LLC

Points Possible	Points Awarded
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INVESTMENT (30 points possible)

Total new investment in real property (new structures and/or rehabilitation)

Over \$1,000,000	10	10
\$500,000 to \$999,999	8	
\$100,000 to \$499,999	6	
Under \$100,000	4	

Investment per employee (both jobs created and retained)

\$35,000 or more	10	10
\$18,500 to \$34,999	8	
\$6,250 to \$18,499	6	
\$1,250 to \$6,249	4	
less than \$1,249	2	

Estimated local income taxes generated from jobs retained

\$80,000 or more	5	
\$30,000 to \$79,999	4	
\$10,000 to \$29,999	3	3
\$5,000 to \$9,999	2	
less than \$5,000	1	

Estimated local income taxes generated from jobs created

(Double points for start-up)

\$30,000 or more	5	5
\$10,000 to \$29,999	4	
\$5,000 to \$9,999	3	
\$3,000 to \$4,999	2	
less than \$3,000	1	

ECONOMIC BASE (20 points possible)

Location Quotient in designated Occupation Code

(use majority Occupation Code of all created and retained jobs)

Greater than 1.0	5	
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Estimated Percent of Business done outside

Allen County

Greater than 75%	15	
50% to 74%	10	
25% to 49%	5	

JOBS (20 points possible)

Total number of permanent jobs retained

Over 250	10	
100 to 249	8	
50 to 99	6	6
25 to 49	4	
10 to 24	2	
1 to 9	1	

Total number of permanent jobs created (Double for start-up)

Over 100	10	
50-99	8	
25-49	6	
10-24	4	4
1 to 9	2	

WAGES (20 points possible)

Median salary of the jobs created and/or retained

Over \$47,999	20	20
\$43,000 to \$47,999	16	
\$38,000 to \$42,999	12	
\$33,000 to 37,999	8	
\$28,000 to \$32,999	4	
under \$28,000	0	

BENEFITS (10 points possible)

Major Medical Plan	7	7
Pension, Tuition Reimbursement, Life Insurance, Dental Insurance,		
Disability Insurance,	3	3

SUSTAINABILITY

Construction uses green building techniques (ie LEED Certification)	5
Construction uses techniques to minimize impact on Combined Sewer Overflows (CSOs)	5

Total	68
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Length of Abatement

20 to 39 points - 3 year abatement
40 to 59 points - 5 year abatement
60 to 69 points - 7 year abatement
70 to 100 points - 10 year abatement

* If average annual salary of the full-time jobs created by listed occupation is 10% or greater than the current average salary for Allen County and is eligible for a 7 or 10 year abatement, then the applicant is eligible for an alternate deduction schedule.

Real Property Deduction Schedules	Alternative Deduction Real Property Schedules
10 year	10 Year
Year 1: 100%	Year 1: 100%
Year 2: 95%	Year 2: 100%
Year 3: 80%	Year 3: 100%
Year 4: 65%	Year 4: 100%
Year 5: 50%	Year 5: 100%
Year 6: 40%	Year 6: 90%
Year 7: 30%	Year 7: 80%
Year 8: 20%	Year 8: 65%
Year 9: 10%	Year 9: 50%
Year 10: 5%	Year 10: 40%
Year 11: 0%	
7 year	7 Year
Year 1: 100%	Year 1: 100%
Year 2: 85%	Year 2: 100%
Year 3: 71%	Year 3: 100%
Year 4: 57%	Year 4: 100%
Year 5: 43%	Year 5: 100%
Year 6: 29%	Year 6: 71%
Year 7: 14%	Year 7: 43%
Year 8: 0%	
5 year	
Year 1: 100%	
Year 2: 80%	
Year 3: 60%	
Year 4: 40%	
Year 5: 20%	
Year 6: 0%	
3 year	
Year 1: 100%	
Year 2: 66%	
Year 3: 33%	
Year 4: 0%	

JUL 11 2023

12/2019



COMMUNITY DEVELOPMENT
ECONOMIC REVITALIZATION AREA APPLICATION
CITY OF FORT WAYNE, INDIANA

APPLICATION IS FOR: (Check appropriate box(es))

☒ Real Estate Improvements☐ Personal Property Improvements☐ Vacant Commercial or Industrial Building

Total cost of real estate improvements: 5,741,655.00
 Total cost of manufacturing equipment improvements: _____
 Total cost of research and development equipment improvements: _____
 Total cost of logistical distribution equipment improvements: _____
 Total cost of information technology equipment improvements: _____

TOTAL OF ABOVE IMPROVEMENTS: 5,741,655.00

GENERAL INFORMATION

Real property taxpayer's name: Markar Properties II, LLCPersonal property taxpayer's name: N/ATelephone number: 260-466-2737Address listed on tax bill: 7235 Vicksburg Pike, Fort Wayne, IN 46804Name of company to be designated, if applicable: Markar Properties II, LLCYear company was established: 02/22/2022 (Markar Properties II)Address of property to be designated: 2488 Persistence Drive, Fort Wayne, IN 46808Real estate property identification number: 02-07-21-200-010.001-073Contact person name: Diana MartinContact person telephone number: 260-466-2737 Contact email: d.martin@cmebuilditright.comContact person address: 7235 Vicksburg Pike, Fort Wayne, IN 46804

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Ryan D Hellinger	Member	8707 Walnut Ridge Drive, New Haven, IN 46774	260-410-3580
Karen S Hellinger	Member	4267 E 1200 N, Roanoke, IN 46783	2690-438-7285

List all persons or firms having ownership interest in the applicant business and the percentage each holds:

NAME	PERCENTAGE
Ryan D Hellinger	60%
Karen S Hellinger	40%

- ☐ Yes ☒ No Are any elected officials shareholders or holders of any debt obligation of the applicant or operating business? If yes, who? (name/title) _____
- ☒ Yes ☐ No Is the property for which you are requesting ERA designation totally within the corporate limits of the City of Fort Wayne?
- ☐ Yes ☒ No Do you plan to request state or local assistance to finance public improvements?
- ☐ Yes ☒ No Is the property for which you are requesting ERA designation located in an Economic Development Target Area (EDTA)? (see attached map for current areas)
- ☐ Yes ☒ No Does the company's business include a retail component? If yes, answer the following questions:
 What percentage of floor space will be utilized for retail activities? _____
 What percentage of sales is made to the ultimate customer? _____
 What percentage of sales will be from service calls? _____

What is the percentage of clients/customers served that are located outside of Allen County? 1.04%

What is the company's primary North American Industrial Classification Code (NAICs)? 531120

Describe the nature of the company's business, product, and/or service: Provide a facility for a growing local design-builder and General Contractor offering self-performing trades. This contractor provides Architectural services, Construction Management Services, General Contracting services, and General Trade services.

Dollar amount of annual sales for the last three years:

Year	Annual Sales

List the company's three largest customers, their locations and amount of annual gross sales:

Customer Name	City/State	Annual Gross Sales
CME Corporation (aka CME Construction)	Fort Wayne, IN	70,916,950

List the company's three largest material suppliers, their locations and amount of annual purchases:

Supplier Name	City/State	Annual Gross Purchases
N/A		

List the company's top three competitors:

Competitor Name	City/State
N/A	

Describe the product or service to be produced or offered at the project site: Markar Properties II, LLC will
provide a new 22,425 square foot facility for its tenant, CME Corporation (aka CME Construction),
who provides a range of services to include design build, design & development,
construction management and general contracting.

In order to be considered an Economic Revitalization Area (ERA), the area must be within the corporate limits of the City of Fort Wayne and must have become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors which have impaired values or prevent a normal development of property or use of property. It also includes any area where a facility or group of facilities that are technologically, economically, or energy obsolete is located and where the obsolescence may lead to a decline in employment and tax revenues.

How does the property for which you are requesting designation meet the above definition of an ERA?

The property is located within the City of Fort Wayne Corporate limits. The property has been vacant with the former owners
for just over 7 years and over 10 years with the owner prior to that. The site has been a dumping ground for materials that
would be difficult or costly to dispose of and has also been used as a storage location for large building equipment. The
development of the new facility would vastly improve the site as well as make the area more appealing to companies to build sites on other lots in the area.

REAL PROPERTY INFORMATION

Complete this section of the application if you are requesting a deduction from assessed value for real property improvements.

Describe any structure(s) that is/are currently on the property: Parcel to be designated is currently vacant and undeveloped

Describe the condition of the structure(s) listed above: N/A

Describe the improvements to be made to the property to be designated for tax phase-in purposes: _____
22,425 sf Steel Frame building. 61.5% Office/38.5% Shop/Warehouse

Projected construction start (month/year): 07/2023

Projected construction completion (month/year): 12/2024

☐ Yes ☒ No Will construction result in Leadership in Energy and Environmental Design (LEED) certification by the U.S. Green Building Council?

☐ Yes ☒ No Will construction use techniques to minimize impact on combined sewer overflows? (i.e. rain gardens, bio swales, etc.)

This project will adhere to all applicable federal, state, and municipal statutes, regulations, ordinances and codes, including but not limited to all Indiana and Allen County Building Codes and the Allen County Zoning Ordinance.

Adherence to all applicable federal, state, and municipal statutes, regulations, ordinances and codes will be maintained throughout all design, permitting, contractor licensure, and construction phases of the Property owner's project. Said adherence shall be attested to on the initial tax phase-in application and each annual Compliance with Statement of Benefits Form.

PERSONAL PROPERTY INFORMATION

Complete this section of the application if you are requesting a deduction from assessed value of new manufacturing, research and development, logistical distribution or information technology equipment.

List below the equipment for which you are seeking an economic revitalization area designation.

Manufacturing equipment must be used in the direct production, manufacture, fabrication, assembly, extraction, mining, processing, refining, or finishing of other tangible personal property at the site to be designated. Research and development equipment consists of laboratory equipment, research and development equipment, computers and computer software, telecommunications equipment or testing equipment used in research and development activities devoted directly and exclusively to experimental or laboratory research and development for new products, new uses of existing products, or improving or testing existing products at the site to be designated. Logistical distribution equipment consists of racking equipment, scanning or coding equipment, separators, conveyors, fork lifts or lifting equipment, transitional moving equipment, packaging equipment, sorting and picking equipment, software for technology used in logistical distribution, is used for the storage or distribution of goods, services, or information. Information technology equipment consists of equipment, including software used in the fields of information processing, office automation, telecommunication facilities and networks, informatics, network administration, software development and fiber optics: (use additional sheets, if necessary)

N/A

☐ Yes ☐ No Has the above equipment for which you are seeking a designation, ever before been used for any purpose in Indiana? If yes, was the equipment acquired at an arms length transaction from an entity not affiliated with the applicant? ☐ Yes ☐ No

☐ Yes ☐ No Will the equipment be leased?

Date first piece of equipment will be purchased (month/year): _____

Date last piece of equipment will be installed (month/year): _____

Please provide the depreciation schedule term for equipment under consideration for personal property tax phase-in:

ELIGIBLE VACANT BUILDING INFORMATION

Complete this section of the application if you are requesting a deduction from the current assessed value of a vacant building

☐ Yes ☐ No Has the building for which you are seeking designation for tax phase-in been unoccupied for at least one year? Please provide evidence of occupation. (i.e. certificate of occupancy, paid utility receipts, executed lease agreements)

What year was the structure built? _____

Describe any structure(s) that is/are currently on the property: _____

Describe the condition of the structure(s) listed above: _____

Projected occupancy date (month/year): _____

Describe the efforts of the owner or previous owner in regards to selling, leasing or renting the eligible vacant building during the period the eligible vacant building was unoccupied including how much the building was offered for sale, lease, or rent by the owner or a previous owner during the period the eligible vacant building was unoccupied.

This project will adhere to all applicable federal, state, and municipal statutes, regulations, ordinances and codes, including but not limited to all Indiana and Allen County Building Codes and the Allen County Zoning Ordinance.

Adherence to all applicable federal, state, and municipal statutes, regulations, ordinances and codes will be maintained throughout all design, permitting, contractor licensure, and construction phases of the Property owner's project. Said adherence shall be attested to on the initial tax phase-in application and each annual

Compliance with Statement of Benefits Form.

PUBLIC BENEFIT INFORMATION

EMPLOYMENT INFORMATION FOR FACILITY TO BE DESIGNATED

ESTIMATE OF EMPLOYEES AND PAYROLL FOR FORT WAYNE FACILITY REQUESTING ECONOMIC REVITALIZATION AREA DESIGNATION

Please be specific on job descriptions. When listing the occupation codes, please avoid using the "Major Occupational Groupings" (i.e. 11-000, 13-000, 15-000, etc.) which are more general in nature. Instead, use specific occupation codes (i.e. 11-1021, 13-1081, 15-2041 etc) for each created and retained job. To fill out information on occupation and occupation code, use data available through Occupation Employment Statistics for Fort Wayne
http://www.bls.gov/oes/current/oes_23060.htm

Any information concerning the cost of the property and specific salaries paid to individual employees is
confidential per Indiana Code (I.C. 6-1.1-12.1-5.1)

Current Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
See Attached			

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
See Attached			

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll

PUBLIC BENEFIT INFORMATION

EMPLOYMENT INFORMATION FOR FACILITY TO BE DESIGNATED

CURRENT FULL-TIME EMPLOYMENT

Occupation	Occupation Code	Number of Jobs	Total Payroll
Chief Executives	11-1101	2	\$ 281,848.00
Financial Managers	11-3031	1	\$ 120,000.00
Human Resources Mgrs	11-3121	1	\$ 90,000.00
Construction Managers	11-9021	6	\$ 538,000.00
Cost Estimators	13-1051	3	\$ 248,000.00
Concrete Finishers	47-2051	5	\$ 274,560.00
Construction Laborers	47-2061	2	\$ 81,120.00
Architectural Drafters	17-3011	2	\$ 119,800.00
Secretaries & Admin Assistants	43-6014	3	\$ 149,119.00
Payroll Clerks	43-3051	1	\$ 52,000.00
Architectural Drafters	17-1011	2	\$ 218,500.00
Accountant	43-3031	2	\$ 128,000.00
Executive Admin. Assistant	43-6011	1	\$ 44,200.00
Construction Supervisors	47-1011	8	\$ 647,221.00
Maintenance Workers, Machinery	49-9043	1	\$ 67,800.00
Carpenters	47-2031	37	\$ 1,833,520.00
Occupational Health & Safety Specialist	19-5011	1	\$ 71,500.00

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Chief Executives	11-1101	2	\$ 281,848.00
Financial Managers	11-3031	1	\$ 120,000.00
Human Resources Mgrs	11-3121	1	\$ 90,000.00
Construction Managers	11-9021	6	\$ 538,000.00
Cost Estimators	13-1051	3	\$ 248,000.00
Concrete Finishers	47-2051	5	\$ 274,560.00
Construction Laborers	47-2061	2	\$ 81,120.00
Architectural Drafters	17-3011	2	\$ 119,800.00
Secretaries & Admin Assistants	43-6014	3	\$ 149,119.00
Payroll Clerks	43-3051	1	\$ 52,000.00
Architectural Drafters	17-1011	2	\$ 218,500.00
Accountant	43-3031	2	\$ 128,000.00
Executive Admin. Assistant	43-6011	1	\$ 44,200.00
Construction Supervisors	47-1011	8	\$ 647,221.00
Maintenance Workers, Machinery	49-9043	1	\$ 67,800.00
Carpenters	47-2031	37	\$ 1,833,520.00
Occupational Health & Safety Specialist	19-5011	1	\$ 71,500.00

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Marketing Manager	11-2020	1	\$ 85,000.00
Project Manager	11-9021	2	\$ 200,000.00
Carpenter	47-2031	5	\$ 258,080.00
Construction Laborers	47-2061	2	\$ 81,120.00

PUBLIC BENEFIT INFORMATION

Current Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
Architectural Drafter Intern	17-3011	1	\$41,600
Construction Manager Intern	11-9021	1	\$37,440
Carpenter Intern	47-2031	2	\$66,560
Construction Supervisor Intern	47-1011	1	\$37,440

Retained Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
Architectural Drafter Intern	17-3011	1	\$41,600
Construction Manager Intern	11-9021	1	\$37,440
Carpenter Intern	47-2031	2	\$66,560
Construction Supervisor Intern	47-1011	1	\$37,440

Additional Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll

Check the boxes below if the existing jobs and the jobs to be created will provide the listed benefits:

☐ Pension Plan

☒ Major Medical Plan

☒ Disability Insurance

☒ Tuition Reimbursement

☒ Life Insurance

☒ Dental Insurance

List any benefits not mentioned above: 401K Profit Sharing; Vision Insurance, AFLAC & Other Ancillary Insurance

When will you reach the levels of employment shown above? (month/year): 12/2024

REQUIRED ATTACHMENTS

The following must be attached to the application.

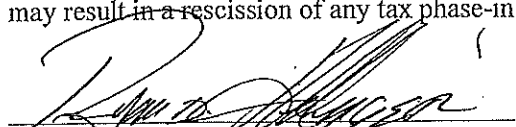
1. **Statement of Benefits Form(s)** (first page/front side completed)
2. **Full legal description of property and a plat map identifying the property boundaries.** (Property tax bill legal descriptions are not sufficient.) Should be marked as Exhibit A.
3. **Check for non-refundable application fee made payable to the City of Fort Wayne.**

ERA filing fee (either real or personal property improvements)	.1% of total project cost not to exceed \$1,000
ERA filing fee (both real and personal property improvements)	.1% of total project cost not to exceed \$1,500
ERA filing fee (vacant commercial or industrial building)	\$500
ERA filing fee in an EDTA	\$200
Amendment to extend designation period	\$300
Waiver of non-compliance with ERA filing	\$1,000 + ERA filing fee
4. **Owner's Certificate (if applicant is not the owner of property to be designated)**
Should be marked as Exhibit B if applicable.

CERTIFICATION

I, as the legal taxpayer and/or owner, hereby certify that all information and representations made on this application and its attached exhibits are true and complete and that no Improvement Location Permit or Structural Permit have been filed for construction of improvements, the occupation of the vacant building has not taken place and no manufacturing, research and development, logistical distribution or information technology equipment which is a part of this application been purchased and installed as of the date of filing of this application. I also certify that the taxpayer is not delinquent on any and all property tax due to taxing jurisdictions within Allen County, Indiana. I understand that any incorrect information on this application may result in a rescission of any tax phase-ins which I may receive.

I understand that I must file a correctly completed Compliance with Statement of Benefits Form (CF-1/Real Property for real property improvements, CF-1/PP for personal property improvements, and CF-1/VBD for vacant building deduction) and the Public Benefit Annual Update with the City of Fort Wayne Community Development Division in each year in which I receive a deduction. Further the CF-1/PP form must be filed with the county assessor and the CF-1/Real Property and CF-1/VBD must be filed with the county auditor. Failure to file the CF-1 form with these agencies may result in a rescission of any tax phase-in occurring as a result of this application.


Signature of Taxpayer/Owner

Ryan D. Kunkler, Manager
Printed Name and Title of Applicant

7/11/23
Date

Return completed application to Community Development staff at 200 E. Berry Street Suite 320 Fort Wayne, IN 46802



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R7 / 1-21)

Prescribed by the Department of Local Government Finance

CITY OF FT. WAYNE

20__ PAY 20__

FORM SB-1 / Real Property

PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

This statement is being completed for real property that qualifies under the following Indiana Code check one box:

- ☒ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
☐ Residentially distressed area (IC 6-1.1-12.1-4.1)

COMMUNITY DEVELOPMENT

INSTRUCTIONS:

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
2. The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
3. To obtain a deduction, a Form 322/RE must be filed with the county auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between January 1 and May 10 of a subsequent year.
4. A property owner who files for the deduction must provide the county auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
5. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

SECTION 1 TAXPAYER INFORMATION					
Name of taxpayer Markar Properties II, LLC					
Address of taxpayer (number and street, city, state, and ZIP code) 4267 E 1200 N, Roanoke, IN 46783					
Name of contact person Diana Martin		Telephone number (260) 466-2737		E-mail address d.martin@cmebuilditright.com	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body Fort Wayne Common Council				Resolution number	
Location of property 2488 Persistence Drive, Fort Wayne, IN 46808		County Allen		DLGF taxing district number 073	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) 22,425 sf Steel Frame building. 61.5% Office/38.5% Shop/Warehouse				Estimated start date (month, day, year) 07/15/2023	
				Estimated completion date (month, day, year) 05/01/2023	
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current Number 83.00	Salaries \$5,148,228.00	Number Retained 83.00	Salaries \$5,148,228.00	Number Additional 10.00	Salaries \$624,200.00
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
		REAL ESTATE IMPROVEMENTS			
		COST		ASSESSED VALUE	
Current values		304,206.25			
Plus estimated values of proposed project		5,441,655.00		5,750,000.00	
Less values of any property being replaced		0.00		0.00	
Net estimated values upon completion of project		5,745,861.25		5,750,000.00	
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
Estimated solid waste converted (pounds) 0.00			Estimated hazardous waste converted (pounds) 0.00		
Other benefits					
SECTION 6 TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true.					
Signature of authorized representative 				Date signed (month, day, year) 7/11/23	
Printed name of authorized representative Diana D. Martin				Title MANAGER	

FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

A. The designated area has been limited to a period of time not to exceed _____ calendar years* (see below). The date this designation expires is December 31, 2026. NOTE: This question addresses whether the resolution contains an expiration date for the designated area.

B. The type of deduction that is allowed in the designated area is limited to:
 1. Redevelopment or rehabilitation of real estate improvements ☒ Yes ☐ No
 2. Residentially distressed areas ☐ Yes ☒ No

C. The amount of the deduction applicable is limited to \$ unlimited.

D. Other limitations or conditions (specify) N/A

E. Number of years allowed: ☐ Year 1 ☐ Year 2 ☐ Year 3 ☐ Year 4 ☐ Year 5 (* see below)
☐ Year 6 ☒ Year 7 ☐ Year 8 ☐ Year 9 ☐ Year 10

F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?
☒ Yes ☐ No

If yes, attach a copy of the abatement schedule to this form.

If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (signature and title of authorized member of designating body)	Telephone number ()	Date signed (month, day, year)
Printed name of authorized member of designating body	Name of designating body	
Attested by (signature and title of attester)	Printed name of attester	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. Except as provided in IC 6-1.1-12.1-18, the deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

IC 6-1.1-12.1-17

Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
- (2) The number of new full-time equivalent jobs created.
- (3) The average wage of the new employees compared to the state minimum wage.
- (4) The infrastructure requirements for the taxpayer's investment.

(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. Except as provided in IC 6-1.1-12.1-18, an abatement schedule may not exceed ten (10) years.

(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

ND

TITLE COMMITMENT DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 31 NORTH, RANGE 12 EAST, WASHINGTON TOWNSHIP, ALLEN COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 21; THENCE ON AN ASSUMED BEARING OF SOUTH 88 DEGREES 56 MINUTES 47 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21, A DISTANCE OF 100.00 FEET TO AN IRON PIPE ON THE WEST LINE OF THE GRAND RAPIDS AND INDIANA RAILROAD COMPANY RIGHT OF WAY; THENCE NORTH 00 DEGREES 51 MINUTES 16 SECONDS WEST ALONG THE WEST LINE OF SAID RIGHT OF WAY, A DISTANCE OF 140.41 FEET TO A REBAR MARKING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 00 DEGREES 51 MINUTES 16 SECONDS WEST ALONG THE WEST LINE OF SAID RAILROAD RIGHT OF WAY, A DISTANCE OF 549.59 FEET TO THE SOUTHEAST CORNER OF A 9.5 ACRE PARCEL AS CONVEYED TO THE STATE OF INDIANA IN DEED RECORD VOLUME 674, PAGES 426 AND 427 IN THE RECORDS OF THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID STATE OF INDIANA PARCEL BEING ON THE ARC OF A 473.40 FOOT RADIUS CURVE TO THE RIGHT, CONCAVE TO THE NORTHWEST, A DISTANCE OF 434.11 FEET (CHORD BEARING SOUTH 62 DEGREES 40 MINUTES 34 SECONDS WEST, CHORD DISTANCE OF 419.08 FEET) TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 88 DEGREES 56 MINUTES 47 SECONDS WEST ALONG THE SOUTH LINE OF SAID STATE OF INDIANA PARCEL, A DISTANCE OF 103.49 FEET TO A REBAR MARKING THE POINT OF CURVE OF A 180.00 FOOT RADIUS CURVE TO THE RIGHT, CONCAVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF THE PROPOSED RIGHT OF WAY OF PERSISTENCE DRIVE, AS DEPICTED ON THE SECONDARY DEVELOPMENT PLAN FOR PERSISTENCE INDUSTRIAL PARK BEING ON THE ARC OF SAID 180.00 FOOT RADIUS CURVE, A DISTANCE OF 283.37 FEET (CHORD BEARING SOUTH 45 DEGREES 57 MINUTES 15 SECONDS EAST, CHORD DISTANCE 255.00 FEET) TO A REBAR MARKING THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00 DEGREES 51 MINUTES 16 SECONDS EAST ALONG THE EAST LINE OF THE PROPOSED RIGHT OF WAY OF SAID PERSISTENCE DRIVE, A DISTANCE OF 58.67 FEET TO A REBAR MARKING THE POINT OF CURVATURE OF A 120.00 FOOT RADIUS CURVE TO THE LEFT, CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF THE PROPOSED RIGHT OF WAY OF SAID PERSISTENCE DRIVE, BEING ON THE ARC OF SAID 120.00 FOOT RADIUS CURVE, A DISTANCE OF 185.97 (CHORD BEARING SOUTH 45 DEGREES 15 MINUTES 02 SECONDS EAST, CHORD DISTANCE OF 167.91 FEET) TO A REBAR MARKING THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 89 DEGREES 38 MINUTES 47 SECONDS EAST ALONG THE NORTH LINE OF THE PROPOSED RIGHT OF WAY OF SAID PERSISTENCE DRIVE, A DISTANCE OF 180.57 FEET TO THE POINT OF BEGINNING OF THE DESCRIPTION, SAID IN PREVIOUS DEED TO CONTAIN 3.041 ACRES, MORE OR LESS.

EXCEPTING THEREFROM:

A PART OF THE LANDS OF WC HOLDINGS II, LLC LOCATED IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 31 NORTH, RANGE 12 EAST, WASHINGTON TOWNSHIP, ALLEN COUNTY, INDIANA, PER DOCUMENT NO.2015056665 AS RECORDED IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 21; THENCE ON A BEARING OF SOUTH 88 DEGREES 05 MINUTES 38 SECONDS WEST (GRID NORTH AND BASIS TO FOLLOW), ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21, A DISTANCE OF 100.00 FEET TO AN IRON PIPE ON THE WEST LINE OF THE GRAND RAPIDS AND INDIANA RAILROAD COMPANY RIGHT OF WAY; THENCE NORTH 01 DEGREES 42 MINUTES 25 SECONDS WEST ALONG THE WEST LINE OF SAID RAILROAD RIGHT OF WAY, A DISTANCE OF 140.41 FEET TO THE SOUTHEAST CORNER OF SAID LANDS OF WC HOLDINGS II, LLC AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 01 DEGREES 42 MINUTES 25 SECONDS WEST ALONG THE EAST LINE OF SAID LANDS OF WC HOLDINGS, LLC A DISTANCE OF 30.00 FEET TO A POINT; THENCE SOUTH 89 DEGREES 30 MINUTES 21 SECONDS WEST, PARALLEL WITH AND 30.00 FEET NORMALLY DISTANT FROM THE NORTH LINE OF PERSISTENCE DRIVE AS DESCRIBED IN DOCUMENT NUMBER 2007063911 IN THE OFFICE OF THE ALLEN COUNTY RECORDER, A DISTANCE OF 10.00 FEET TO A POINT; THENCE SOUTH 01 DEGREES 42 MINUTES 25 SECONDS EAST, PARALLEL WITH THE EAST LINE OF SAID LANDS OF WC HOLDINGS II, LLC, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH LINE OF SAID PERSISTENCE DRIVE; THENCE NORTH 89 DEGREES 30 MINUTES 21 SECONDS EAST, ALONG THE NORTH LINE OF SAID PERSISTENCE DRIVE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.007 ACRES, MORE OR LESS.

ALTANSPS LAND SURVEYOR'S CERTIFICATION:

TO: MARKAR PROPERTIES II, LLC, AN INDIANA LIMITED LIABILITY COMPANY
WC HOLDINGS II, LLC, AN INDIANA LIMITED LIABILITY COMPANY
NORTH AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 13, & 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 10, 2022.

DATE OF MAP OR PLAT: MAY 13, 2022
MAY 13, 2022
MATTHEW G. BERTSCH PLS
INDIANA REGISTERED LAND SURVEYOR #20200087