

**A CONFIRMING RESOLUTION designating an
“Economic Revitalization Area” under I.C. 6-1.1-12.1
for property commonly known as 3619 Centennial
Drive and 331 Enterprise Road, Fort Wayne, Indiana
46808 (Artek, Inc.)**

WHEREAS, Common Council has previously designated and declared by Declaratory Resolution the following described properties 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 five full-time permanent jobs with a total created annual payroll of \$175,000, with the average created annual job salary being \$35,000 and retain 60 full-time, permanent jobs with a total retained annual payroll of \$3,132,000, with the average retained annual job salary being \$52,000; and

WHEREAS, the total estimated project cost is \$1,150,000; and

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

WHEREAS, if said Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, The Fort Wayne Redevelopment Commission has adopted a Resolution approving the designation.

**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 personal property for new manufacturing equipment improvements to be made between October 17, 2023 and December 31, 2028. Should any delays occur, an updated timeframe will be communicated to the Allen County Assessor and 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 the new manufacturing equipment, all contained in Petitioner's Statement of Benefits are reasonable and are benefits that can be reasonably expected to result from the proposed described installation of the new manufacturing equipment.

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

- (a) If the proposed new manufacturing equipment is not installed, the approximate current year tax rates for this site would be \$2.8936/\$100.
- (b) If the proposed new manufacturing equipment is installed 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 new manufacturing equipment is installed, and a deduction percentage of eighty percent (80%) 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 new manufacturing and information technology equipment shall be for a period of ten years.

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

Year of Deduction	Percentage
1	100%
2	90%
3	80%
4	70%
5	60%
6	50%
7	40%
8	30%
9	20%
10	10%
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 new manufacturing equipment, 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,

1 the performance report must be updated and submitted along with the deduction application at the
2 time of filing.

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

- 4 (a) The cost and description of real property improvements and/or new
5 manufacturing equipment acquired.
6 (b) The number of employees hired through the end of the preceding calendar year
7 as a result of the deduction.
8 (c) The total salaries of the employees hired through the end of the preceding
9 calendar year as a result of the deduction.
10 (d) The total number of employees employed at the facility receiving the deduction.
11 (e) The total assessed value of the real and/or personal property deductions.
12 (f) The tax savings resulting from the real and/or personal property being abated.

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

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

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

23 _____
24 Member of Council

25 APPROVED AS TO FORM AND LEGALITY

26 _____
27 Malak Heiny, City Attorney
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 personal property improvements. Artek, Inc. will purchase and install new manufacturing equipment.**

EFFECT OF PASSAGE: **Investment of \$1,150,000, the creation of five new full-time permanent positions with a total annual payroll of \$175,000 and the retention of 60 full-time permanent positions with an annual payroll of \$3,132,000.**

EFFECT OF NON-PASSAGE: **Potential loss of investment, the creation of five new full-time permanent positions with a total annual payroll of \$175,000 and the retention of 60 full-time permanent positions with an annual payroll of \$3,132,000.**

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

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

MEMORANDUM



TO: City Council
FROM: Carman Young, Economic Development Specialist
DATE: November 8, 2023
RE: Request for designation by Arteck, Inc. as an ERA for personal property improvements.

BACKGROUND

PROJECT ADDRESS:	3619 Centennial Drive and 3311 Enterprise Road	PROJECT LOCATED WITHIN:	N/A
PROJECT COST:	\$1,150,000	COUNCILMANIC DISTRICT:	3

COMPANY PRODUCT OR SERVICE:	Arteck, Inc. manufactures ultra-high molecular weight polyethylene serving a broad spectrum of industrial applications.
PROJECT DESCRIPTION:	Arteck, Inc. will lease additional manufacturing space and purchase and install new personal property equipment.

CREATED

RETAINED

JOBS CREATED (FULL-TIME):	5	JOBS RETAINED (FULL-TIME):	60
JOBS CREATED (PART-TIME):	0	JOBS RETAINED (PART-TIME):	0
TOTAL NEW PAYROLL:	\$175,000	TOTAL RETAINED PAYROLL:	\$3,132,000
AVERAGE SALARY (FULL-TIME NEW):	\$35,000	AVERAGE SALARY (FULL-TIME RETAINED):	\$52,000

COMMUNITY BENEFIT REVIEW

Yes ☒ No ☐ N/A ☐

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

Explain: The project will occupy currently unutilized industrial warehouse space.

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. 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?

Explain: New personal property manufacturing equipment will be purchased and installed.

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: Five new full-time positions with a new total annual payroll of \$175,000 will be created and 60 full-time positions will be retained with a total annual payroll of \$ 3,132,000.

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 new personal property improvements is ten years.

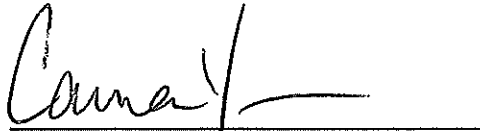
Under Fort Wayne Common Council's tax abatement policies and procedures, Artek, Inc. is eligible for a recommended ten year deduction on personal property manufacturing equipment improvements. Attached is a calculation of property taxes saved/paid with the deduction.

PREVIOUSLY APPROVED PHASE-INS

R-28-00 Originally approved for \$520,000 in real property improvements and \$435,000 in personal property equipment improvements, this project was amended under R-40-04, R-56-05 and R-02-08 through applicable polices at the time. These amendments culminated in a total investment of \$5,145,000 in real and personal property improvements.

R-60-11 Approved for \$256,000 in real property improvements, and \$144,000 in personal property equipment improvements. This project made improvements to the existing facility and purchased and installed new personal property equipment.

Signed:



Economic Development Specialist

TAX ABATEMENT - ESTIMATE OF SAVINGS

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

ArteK, Inc.

PERSONAL PROPERTY TAX ABATEMENT - 10 yr Schedule

Year	True Cash Value	"Pool 2"	True Tax Value	Assessed Value	Abatement %	Tax Paid %	Deduction	Taxable A V	Tax Rate	Tax Paid	Tax Saved
1	\$1,500,000	40%	\$600,000	\$600,000	100%	0%	\$600,000	\$0	0.018936	\$0	\$11,362
2	\$1,500,000	56%	\$840,000	\$840,000	90%	10%	\$756,000	\$84,000	0.018936	\$1,591	\$14,316
3	\$1,500,000	42%	\$630,000	\$630,000	80%	20%	\$504,000	\$126,000	0.018936	\$2,386	\$9,544
4	\$1,500,000	32%	\$480,000	\$480,000	70%	30%	\$336,000	\$144,000	0.018936	\$2,727	\$6,362
5	\$1,500,000	24%	\$360,000	\$360,000	60%	40%	\$216,000	\$144,000	0.018936	\$2,727	\$4,090
6	\$1,500,000	18%	\$270,000	\$270,000	50%	50%	\$135,000	\$135,000	0.018936	\$2,556	\$2,556
7	\$1,500,000	15%	\$225,000	\$225,000	40%	60%	\$90,000	\$135,000	0.018936	\$2,556	\$1,704
8	\$1,500,000	15%	\$225,000	\$225,000	30%	70%	\$67,500	\$157,500	0.018936	\$2,982	\$1,278
9	\$1,500,000	15%	\$225,000	\$225,000	20%	80%	\$45,000	\$180,000	0.018936	\$3,408	\$852
10	\$1,500,000	15%	\$225,000	\$225,000	10%	90%	\$22,500	\$202,500	0.018936	\$3,835	\$426
11	\$1,500,000	15%	\$225,000	\$225,000	0%	100%	\$0	\$225,000	0.018936	\$4,261	\$0
							TOTAL TAX SAVED		(10 yr deduction)		<u>\$52,491</u>
							TOTAL TAX PAID		(10 yr deduction)		<u>\$29,029</u>

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

Personal Property Abatements

Tax Abatement Review System

Artek, Inc.

	Points Possible	Points Awarded
INVESTMENT (30 points possible)		
Total new investment in equipment		
Over \$5,000,000	10	
\$1,000,000 to \$4,999,999	8	8
\$500,000 to \$999,999	6	
\$0 to \$499,999	4	
Investment per employee (both jobs created and retained)		
\$35,000 or more	10	
\$18,500 to \$34,999	8	
\$6,250 to \$18,499	6	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	4
\$10,000 to \$29,999	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	
\$10,000 to \$29,999	4	
\$5,000 to \$9,999	3	
\$3,000 to \$4,999	2	
less than \$3,000	1	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	5
Estimated Percent of Business done outside Allen County		
Greater than 75%	15	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	
1 to 9	2	2

WAGES (20 points possible)

Median salary of the jobs created and/or retained		
Over \$47,999	20	
\$43,000 to \$47,999	16	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	73
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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.

Personal Property Deduction Schedules	Alternative Deduction Personal Property Schedules
10 year	10 Year
Year 1: 100%	Year 1: 100%
Year 2: 90%	Year 2: 100%
Year 3: 80%	Year 3: 100%
Year 4: 70%	Year 4: 100%
Year 5: 60%	Year 5: 100%
Year 6: 50%	Year 6: 90%
Year 7: 40%	Year 7: 80%
Year 8: 30%	Year 8: 65%
Year 9: 20%	Year 9: 50%
Year 10: 10%	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%	



CITY OF FT. WAYNE

OCT 17 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:

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:

1,150,000

TOTAL OF ABOVE IMPROVEMENTS:

1,150,000

GENERAL INFORMATIONReal property taxpayer's name: Dammeyer Enterprises, LLC & Show Realty, LLCPersonal property taxpayer's name: Artek, Inc.Telephone number: 260-484-4222Address listed on tax bill: 3311 Enterprise Road, Fort Wayne, IN 46808Name of company to be designated, if applicable: Artek, Inc.Year company was established: 1985Address of property to be designated: 3619 Centennial Drive & 3311 Enterprise Road, Fort Wayne, IN 46808Real estate property identification number: 02-07-28-326-001.000-073; 02-07-29-400.008.00-073Contact person name: Tim DammeyerContact person telephone number: 260-484-4222 Contact email: tdammeyer@artek-inc.comContact person address: 3311 Enterprise Road, Fort Wayne, IN 46808

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Tim Dammeyer	President	3311 Enterprise Road	260-484-4222

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

NAME	PERCENTAGE
Jeff Dammeyer	25%
Mike Dammeyer	25%
Ryan Dammeyer	25%
Tim Dammeyer	25%

- ☐ 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? 99%

What is the company's primary North American Industrial Classification Code (NAICs)? 326100

Describe the nature of the company's business, product, and/or service: Manufacturer of Ultra-High Molecular Weight Polyethylene (UHMW-PE), an engineered polymer serving a broad spectrum of industrial applications.

Dollar amount of annual sales for the last three years:

Year	Annual Sales
2022	22,866,739
2021	18,205,722
2020	14,315,799

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

Customer Name	City/State	Annual Gross Sales
McMaster Carr	Elmhurst, IL	\$2,300,000
Redwood Plastics Corp.	Stockbridge, GA	\$1,900,000
Plastics International	Eden Prairie, MN	\$690,000

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

Supplier Name	City/State	Annual Gross Purchases
Celanese	Florence, KY	\$5,700,000
Braskem Americas, Inc.	Philadelphia, PA	\$1,200,000
Ferret, Inc.	Elkhart, IN	\$650,000

List the company's top three competitors:

Competitor Name	City/State
Mitsubishi Chemical Advanced Materials, Inc.	Reading, PA
Rochling Industrial - North America	Gastonia, NC
Polymer Industries	Henagar, AL

Describe the product or service to be produced or offered at the project site: Artek will manufacture UHMW-PE.
The leased facility and equipment purchases will provide additional production capacity to support
Artek's growth.

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 current facility no longer has the capacity to allow for the growth and expansion of
Artek, Inc. Designating both properties will allow for continued growth and capacity in meeting
current and future customer needs.

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: _____

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

Describe the improvements to be made to the property to be designated for tax phase-in purposes: _____

Projected construction start (month/year): _____

Projected construction completion (month/year): _____

☐ 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)

Extrusion Processing Equipment including Extrusion Processing Lines, Extrusion Dies,
Chiller, Nitrogen Generator, and other equipment in support of these operations.

Fabrication Equipment including a Moulder with Tooling and Various Large Saws

Material Handling Equipment including Fork Lifts, Cart Caddy, and Conveyors

Dust Collection Equipment for the fabrication equipment

Other Machinery as needed

☐ 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): October 17, 2023

Date last piece of equipment will be installed (month/year): December 31, 2028

Please provide the depreciation schedule term for equipment under consideration for personal property tax phase-in:
3-10 years

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
Office		12	\$1,005,000
Floor/Mfg.		48	\$2,127,000

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Office		12	\$1,005,000
Floor/Mfg.		48	\$2,127,000

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Floor/Mfg.		5	175,000

PUBLIC BENEFIT INFORMATION

Current Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll

Retained Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll

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 Plan, Vision Insurance, Paid Vacation

When will you reach the levels of employment shown above? (month/year): March, 2025

REQUIRED ATTACHMENTS

The following must be attached to the application.

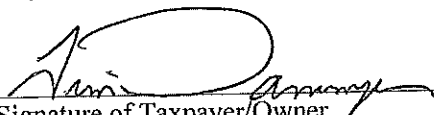
1. **Statement of Benefits Form(s) (first page/front side completed)**
2. **Full legal description of property and a plat map identifying the property boundaries. (Property tax bill legal descriptions are not sufficient.) Should be marked as Exhibit A.**
3. **Check for non-refundable application fee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

Tim Dammeyer, President

Printed Name and Title of Applicant

October 17, 2023

Date

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

Mark

Exhibit "A"

RECORDED
09/27/2000 09:18:22
RECORDER
PATRICIA J CRICK
ALLEN COUNTY, IN

Doc. No. 200059520
Receipt No. 27063

DCFD 3.00
DEED 6.00
SCSF 5.00
Total 14.00

Mail tax Bills to: 8831 Cannonsburg Ct.
FL. WYNN, IN 46835

Tax Key No:

WARRANTY DEED

THIS INDENTURE WITNESSETH, That Dennis J. Dammeyer, ("Grantor") being of full legal age, of Allen County in the State of Indiana CONVEYS AND WARRANTS TO Dammeyer Enterprises, LLC, ("Grantee") of Allen County an authorized business entity organized under the laws of the State of Indiana, for and in consideration of One Dollar and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following Real Estate in Allen County in the State of Indiana, to wit:

Part of the Southeast Quarter of Section 29, Township 31 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

Commencing at the Northeast corner of the Southeast Quarter of Section 29, Township 31 North, Range 12 East, Allen County, Indiana; Thence South along the East line of the SE 1/4 of Sec. 29-31-12, a distance of 2182.3 feet; thence North 89 degrees 22 minutes West, a distance of 744.34 feet; thence North 00 degrees 28 minutes 30 seconds West, a distance of 101.9 feet; thence North 89 degrees 22 minutes West, a distance of 50.0 feet; thence North 00 degrees 28 minutes 30 seconds West, a distance of 428.0 feet to the point of beginning; thence North 00 degrees 28 minutes 30 seconds West, a distance of 226.8 feet; thence South 89 degrees 24 minutes 00 seconds East, a distance of 478.2 feet to a point of the centerline of the Prange Drain; thence South 31 degrees 47 minutes East, along the centerline of said drain, a distance of 4.6 feet; thence South 11 degrees 37 minutes West along said drain, a distance of 32.7 feet; thence South 16 degrees 20 minutes 00 seconds East along the centerline of said Drain, a distance of 113.8 feet; thence South 20 degrees 11 minutes 58 seconds West, a distance of 39.27 feet; thence South 00 degrees 38 minutes 00 seconds West, a distance of 60.0 feet; thence North 89 degrees 22 minutes 00 seconds West, a distance of 214.81 feet; thence North 00 degrees 28 minutes 30 seconds West, a distance of 15.96 feet to a point on a non-tangent curve; thence Northeasterly, West, and Southeasterly along a non-tangent curve having a radius of 55.00 feet, a central angle of 293 degrees 53 minutes 19 seconds, a chord of 60.0 feet, a chord bearing of North 89 degrees 22 minutes 00 seconds West, and an arc distance of 282.11 feet; thence North 89 degrees 22 minutes 00 seconds West, a distance of 215.0 feet to the point of beginning, containing 2.41 acres, subject to easements.

AND TOGETHER WITH:

Part of the Southeast Quarter of Section 29, Township 31, Range 12 East, Allen County, Indiana, more particularly described as follows:

Commencing at the Northeast corner of the Southeast Quarter of Section 29, Township 31 North, Range 12 East, Allen County, Indiana; thence South along the East line of the SE 1/4 of Sec. 29-31-12, a distance of 2182.3 feet; thence North 89 degrees 22 minutes West, a distance of 744.34 feet; thence North 00 degrees 28 minutes 30 seconds West, a distance of 101.9 feet; thence North 89 degrees 22 minutes West, a distance of 50.0 feet; thence North 00 degrees 28 minutes 30 seconds West, a distance of 215.0 feet; thence North 89 degrees 22 minutes West, a distance of 215 feet thence South 00 degrees 28 minutes 30 seconds East a distance of 245.0 feet to a point of beginning, containing 1.21 acres.

SUBJECT TO real estate taxes which have been prorated to the date of closing and all subsequent taxes.

SUBJECT ALSO TO all assessments, restrictions and limitations, conditions and easements legally imposed upon the use of said real estate.

IN WITNESS WHEREOF, Grantors have caused this Deed to be executed this 27th September, 2000

Dennis J. Dammeyer
Dennis J. Dammeyer

STATE OF INDIANA
ALLEN COUNTY

SS:

Before me, the undersigned, a Notary Public in and for said County and State this 27th day of September, 2000, personally appeared Dennis J. Dammeyer and Acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.



My Commission expires:

[Signature]
Notary Public
A resident of Allen County, Indiana.

This instrument prepared by
R. David Boyer, II Attorney at Law
H&L MKE, BEADLEY, ADAMS & ASSOCIATES, P.C.
202 W. 11th St., Suite 310
Fl. WYNN, IN 46835
Atty. No. 20808-02

MAIL TO:

FILED

SEP 27 2000

SEP 27 2000

[Signature]
AUDITOR OF ALLEN COUNTY

SALES DISCLOSURE
FORM

00 10714
AUDITORS NUMBER

14
BWO

THIS FORM HAS BEEN PREPARED FOR USE WITHIN THE STATE OF INDIANA. THE SELECTION OF A FORM OF INSTRUMENT, FILLING IN BLANK SPACES, STRIKING OUT PROVISIONS, AND INSERTION OF SPECIAL CLAUSES, MAY CONSTITUTE THE PRACTICE OF LAW AND SHOULD ONLY BE DONE BY A LAWYER.

Mail Tax Bills To:
3502 Independence Drive
Fort Wayne, IN 46808

CORRECTIVE

Tax Key No. 80-0028-2023

CORPORATE DEED

THIS INDENTURE WITNESSETH, That CENTENNIAL DEVELOPMENT CORPORATION
nonprofit
("Grantor"), a corporation organized and
existing under the laws of the State of Indiana, CONVEYS AND WARRANTS
~~RELEASES AND WAIVES CLAIMS (with xxx)~~ to SHOW REALTY, an Indiana general partnership
having its principal offices located in Allen ~~xxx~~ County,
in the State of Indiana, in consideration of TEN DOLLARS (\$10.00) and
other good and valuable consideration, the receipt of which is hereby acknowledged, the
following described real estate in Allen County, in the State of Indiana, to-wit:

Lot Number 61 in Centennial Industrial Park, Section IX, according to the
plat thereof, recorded in Cabinet C, page 47, in the Office of the Recorder
of Allen County, Indiana.

SUBJECT TO the second installment of real estate taxes of 1994, due and
payable in November 1995, and all subsequent real estate taxes, assessments,
all zoning laws and ordinances, building, use and occupancy restrictions,
building lines, easements and rights-of-way of record.

GRANTOR hereby certifies under oath that no Indiana gross income tax is due
or payable in respect to the transfer made by this Deed.

This Corrective Corporate Deed is being recorded to correct the name of the
Grantee which was incorrectly shown as SHOW REALTY COMPANY in a certain
Corporate Deed recorded August 8, 1995 as Document Number 95-034977 in the
records of the Office of the Recorder of Allen County, Indiana. The Grantee's
proper name is SHOW REALTY.

DULY ENTERED FOR TAXATION

AUG 16 1995

The undersigned person(s) executing this deed represent(s) and certify (certifies) on behalf of the Grantor, that (each of
the undersigned is a duly elected officer of the Grantor and has been fully empowered by proper resolution, or the by-laws of
the Grantor, to execute and deliver this deed; that the Grantor is a corporation in good standing in the State of its origin and,
where required, in the State where the subject real estate is situated; that the Grantor has full corporate capacity to convey the
real estate described; and that all necessary corporate action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 14th
day of August, 1995 CENTENNIAL DEVELOPMENT CORPORATION
(NAME OF CORPORATION)

By Gerald G. Dehner
Gerald G. Dehner, President
(PRINTED NAME AND OFFICE)

STATE OF INDIANA
COUNTY OF ALLEN SS:
Before me, a Notary Public in and for said County and State, personally appeared GERALD G. DEHNER,
~~XXXXX~~ the President
~~XXXXX~~ of CENTENNIAL DEVELOPMENT CORPORATION
who acknowledged execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn,
stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 14th day of August, 1995
My Commission Expires: 10/18/97 Signature Susan J. Tumbleson
Resident of Allen County Printed SUSAN J. TUMBLESON, Notary Public

This instrument prepared by Lawrence E. Shine, BAKER & DANIELS, Attorney at Law.
Mail to: 2400 Fort Wayne National Bank Bldg., Fort Wayne, Indiana 46802-2387.

FLUNB- Fancher

COPYRIGHT ALLEN COUNTY INDIANA BAR ASSOCIATION, REVISED MAY 1993

9536183

Exhibit "B"

SHOW Realty, LLC

PO Box 80280
Fort Wayne, IN 46898-0280

October 14, 2023

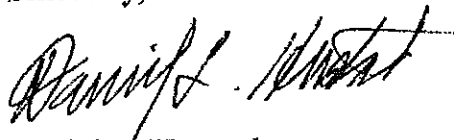
Carman Young
Economic Development Specialist
Division of Community Development
200 E. Berry Street Suite 320
Fort Wayne, IN 46802

RE: 3619 Centennial Drive
Artek, Inc. Application

Dear Ms. Young:

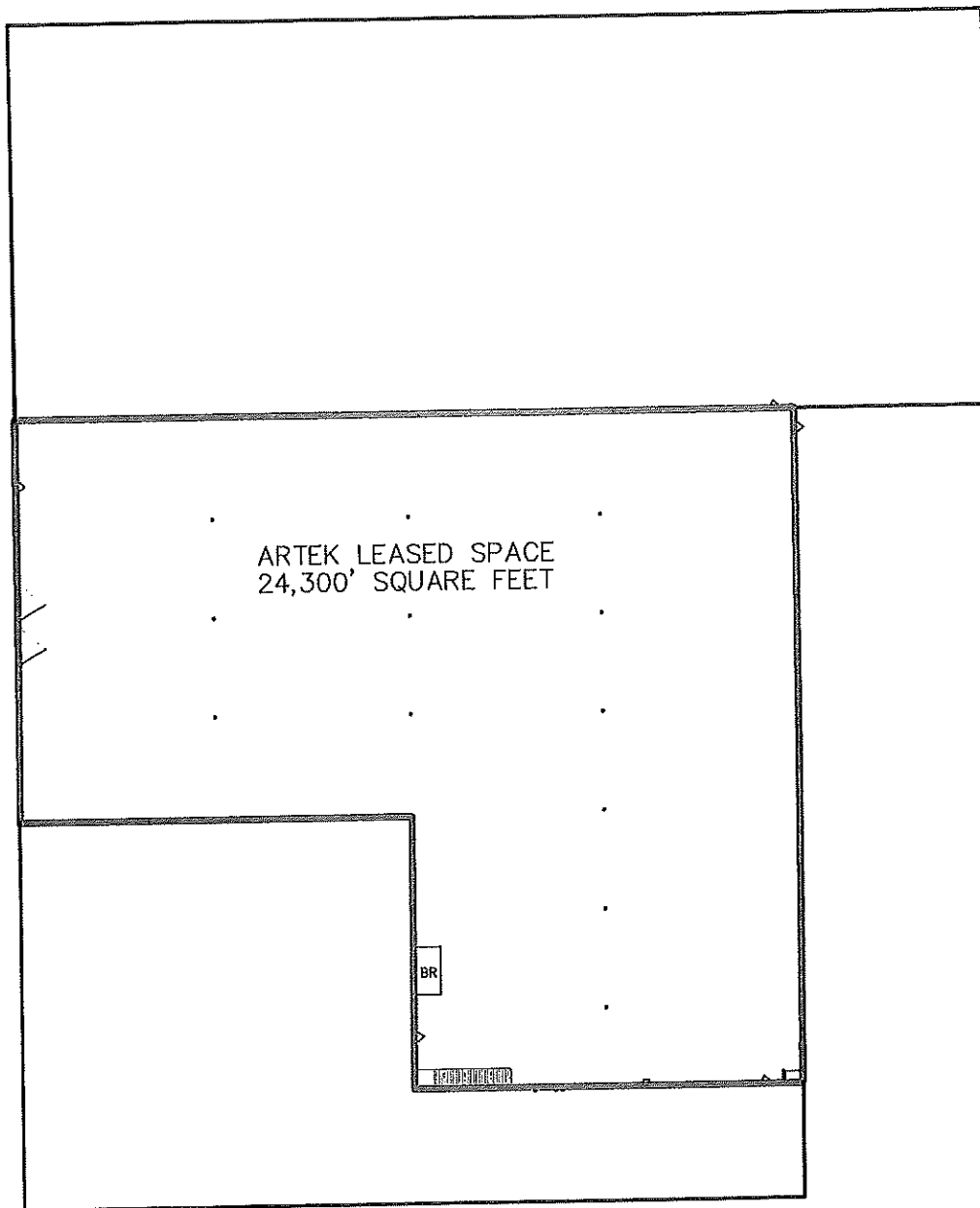
Artek, Inc. has entered into a sub-lease for space at 3619 Centennial Drive, a property that we own. I am aware of the application to designate the property as an economic revitalization area for the tenant's purchase and installation of personal property equipment.

Sincerely,



Daniel L. Herstad
Managing Member
Show Realty, LLC

EXHIBIT "C"
ARTEK LEASED SPACE
3619 CENTENNIAL DRIVE



ARTEK INC.

(260) 484-4222



STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51764 (R5 / 1-21)

Prescribed by the Department of Local Government Finance

CITY OF FT. WAYNE

OCT 17 2023

COMMUNITY DEVELOPMENT

FORM SB-1 / PP

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.

INSTRUCTIONS:

- 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** a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the installation of qualifying abatable equipment for which the person desires to claim a deduction.
- To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated or with the county assessor if there is no township assessor for the township. The 103-ERA must be filed between January 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between January 1 and the extended due date of that year.
- Property owners whose Statement of Benefits was approved, must submit Form CF-1/PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
- For a Form SB-1/PP 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/PP 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 Artek, Inc.		Name of contact person Tim Dammeyer						
Address of taxpayer (number and street, city, state, and ZIP code) 3311 Enterprise Road, Fort Wayne, IN 46808		Telephone number (260) 484-4222						
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT						
Name of designating body Fort Wayne Common Council		Resolution number (s)						
Location of property 3619 Centennial Drive & 3311 Enterprise Road		County Allen		DLGF taxing district number 073				
Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. (Use additional sheets if necessary.) Extrusion Processing Equipment including Extrusion Processing Lines, Extrusion Dies, Chiller, Nitrogen Generator, and other equipment in support of these operations. Fabrication Equipment including Moulder with Tooling & Various Large Saws. Material Handling Equipment including Fork Lifts, Cart Caddy, & Conveyors. Dust Collection Equipment for the fabrication equipment. Other Machinery as needed.		ESTIMATED						
		START DATE		COMPLETION DATE				
		Manufacturing Equipment		10/17/2023		12/31/2028		
		R & D Equipment						
		Logist Dist Equipment						
IT Equipment								
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT						
Current Number 60	Salaries 3,132,000	Number Retained 60	Salaries 3,132,000	Number Additional 5	Salaries 175,000			
SECTION 4		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT						
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current values								
Plus estimated values of proposed project	1,150,000							
Less values of any property being replaced								
Net estimated values upon completion of project	1,150,000							
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER						
Estimated solid waste converted (pounds)		Estimated hazardous waste converted (pounds)						
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) October 17, 2023						
Printed name of authorized representative Tim Dammeyer		Title President						

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

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. Installation of new manufacturing equipment;
2. Installation of new research and development equipment;
3. Installation of new logistical distribution equipment.
4. Installation of new information technology equipment;

☒ Yes ☐ No
☐ Yes ☒ No
☐ Yes ☒ No
☐ Yes ☒ No

☐ Enhanced Abatement per IC 6-1.1-12.1-18
 Check box if an enhanced abatement was approved for one or more of these types.

C. The amount of deduction applicable to new manufacturing equipment is limited to \$ unlimited cost with an assessed value of \$ unlimited. (One or both lines may be filled out to establish a limit, if desired.)

D. The amount of deduction applicable to new research and development equipment is limited to \$ N/A cost with an assessed value of \$ N/A. (One or both lines may be filled out to establish a limit, if desired.)

E. The amount of deduction applicable to new logistical distribution equipment is limited to \$ N/A cost with an assessed value of \$ N/A. (One or both lines may be filled out to establish a limit, if desired.)

F. The amount of deduction applicable to new information technology equipment is limited to \$ N/A cost with an assessed value of \$ N/A. (One or both lines may be filled out to establish a limit, if desired.)

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

H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction is allowed for:

- ☐ Year 1 ☐ Year 2 ☐ Year 3 ☐ Year 4 ☐ Year 5
☐ Year 6 ☐ Year 7 ☐ Year 8 ☐ Year 9 ☒ Year 10

☐ Enhanced Abatement per IC 6-1.1-12.1-18
 Number of years approved: _____
 (Enter one to twenty (1-20) years; may not exceed twenty (20) years.)

I. 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.

Also we have 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 by: (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.

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.