BILL NO. R-24-03-10

DECLARATORY RESOLUTION NO. R-_______

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property Commonly known as 2605 Innovation Court, Fort Wayne, Indiana 46818 (TJW Industrial, Inc./Three J Properties, LLC)

WHEREAS, Petitioner has duly filed its petition dated March 7, 2024 to have the following described property designated and declared 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 11 additional full-time, permanent jobs with a total additional annual payroll of $965,000 and an average annual salary of $87,727 and retain 95 current full-time permanent jobs with a retained total annual payroll of $8,874,793 and an average annual payroll of $93,418; and

WHEREAS, the total estimated project cost is $7,056,187; and

WHEREAS, it appears the said petition should be processed to final determination in accordance with the provisions of said Division 6.

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

SECTION 1. That, subject to the requirements of Section 6, below, the property hereinabove described is hereby designated and declared an "Economic Revitalization Area" under I.C. 6-1.1-12.1. Said designation shall begin upon the effective date of the Confirming Resolution referred to in Section 6 of this Resolution and shall terminate on December 31, 2021, unless otherwise automatically extended in five year increments per I.C. 6-1.1-12.1-9.

SECTION 2. That, upon adoption of the Resolution:

(a) Said Resolution shall be filed with the Allen County Assessor;

(b) Said Resolution shall be referred to the Committee on Finance requesting a recommendation from said committee concerning the advisability of designating the above area an "Economic Revitalization Area";

(c) Common Council shall publish notice in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption and substance of this resolution and setting this designation as an "Economic Revitalization Area" for public hearing.

SECTION 3. That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall apply to both a deduction of the assessed value of real estate improvements made between April 1, 2024 and May 2, 2025 and personal property for manufacturing equipment and information technology equipment improvements to be made between April 1, 2024 and May 2, 2025. 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 redevelopment or rehabilitation and the estimate of the value of personal property for new information technology 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 redevelopment or rehabilitation and from the installation of personal property for new manufacturing and information technology equipment.

SECTION 5. That, 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).

(d) If the proposed new information technology is not installed, the approximate current year tax rates for this site would be $2.8936/$100.

(e) If the proposed new manufacturing equipment and information technology 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).

(f) If the proposed new manufacturing equipment and information technology 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. That, this Resolution shall be subject to being confirmed, modified and confirmed, or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

SECTION 7. That, 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, and the deduction from the assessed value of the new manufacturing equipment and information technology equipment shall be for a period of ten years.

SECTION 8. 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 9. The deduction schedule from the assessed value of new manufacturing technology equipment and information technology 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 10. That, 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 11. That, the taxpayer is non-delinquent on any and all property tax due to jurisdictions within Allen County, Indiana.

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

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

____
Member of Council

APPROVED AS TO FORM AND LEGALITY

____
Malak Heiny, City Attorney

Admn. Appr.____________

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **TJW Industrial, Inc./Three J Properties LLC are requesting the designation of an Economic Revitalization Area for eligible real and personal property improvements. TJW Industrial, Inc./Three J Properties LLC will construct a new 34,000 square foot facility and will purchase and install new personal property equipment.**

EFFECT OF PASSAGE: **Investment of $7,056,187, the creation of 11 new full-time permanent positions with a total annual payroll of $965,000, the retention of 95 full-time permanent positions with an annual payroll of $8,874,793.**

EFFECT OF NON-PASSAGE: **Potential loss of investment, the creation of 11 new full-time permanent positions with a total annual payroll of $965,000, the retention of 95 full-time permanent positions with an annual payroll of $8,874,793.**

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

ASSIGNED TO COMMITTEE (CHAIR AND CO-CHAIR): **Sharon Tucker and Marty Bender**

MEMORANDUM

TO: City Council

FROM: Carman Young, Economic Development Specialist

DATE: March 7, 2024

RE: Request for designation by TJW Industrial, Inc./Three J Properties LLC as an ERA for real and personal property improvements.

BACKGROUND

PROJECT ADDRESS:	**2605 Innovation Court**	PROJECT LOCATED WITHIN:	**N/A**
PROJECT COST:	**$7,056,187**	COUNCILMANIC DISTRICT:	**3**

COMPANY PRODUCT OR SERVICE:	**TJW Industrial, Inc./Three J Properties LLC is a design build contractor specializing in ammonia refrigeration.**
PROJECT DESCRIPTION:	**TJW Industrial, Inc./Three J Properties LLC will construct a new 34,000 square foot facility and also purchase and install new personal property equipment.**

CREATED		RETAINED	
JOBS CREATED (FULL-TIME):	**11**	JOBS RETAINED (FULL-TIME):	**95**
JOBS CREATED (PART-TIME):	**0**	JOBS RETAINED (PART-TIME):	**0**
TOTAL NEW PAYROLL:	**$965,000**	TOTAL RETAINED PAYROLL:	**$8,874,793**
AVERAGE SALARY (FULL-TIME NEW):	**$87,727**	AVERAGE SALARY (FULL-TIME RETAINED):	**$93,418**

COMMUNITY BENEFIT REVIEW

Yes ☒ **No** ☐ **N/A** ☐

Project will encourage vacant or under-utilized land appropriate for commercial or industrial use?
Explain: The property to be designated is currently vacant and undeveloped.

Yes ☒ **No** ☐ **N/A** ☐

Real estate to be designated is consistent with land use policies of the City of Fort Wayne?
Explain: The property to be designated is zoned I2, 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?
Explain: A new 34,000 square foot facility will be constructed.

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 and information technology 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: 11 new full-time permanent positions will be created with a new total annual payroll of $965,000 and 95 full-time permanent positions and will be retained with a total annual payroll of $8,874,793.

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 ten years.
2. The period of deduction for personal property improvements is ten years.

The property to be designated is eligible for a ten year schedule of deduction on real property improvements and a ten year schedule of deduction for personal property under Fort Wayne Common Council's tax abatement policies and procedures. Attached is a calculation of property taxes saved/paid with the deduction.

Previously Approved Phase-Ins

TJW Industrial, Inc./Three J Properties LLC has not previously applied and been approved for a tax phase-in.

Signed:

Economic Development Specialist

POOL #2 FORT WAYNE COMMUNITY DEVELOPMENT DIVISION

TAX ABATEMENT - ESTIMATE OF SAVINGS

TJW Industrial, Inc./Three J Properties LLC

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

Pleasant Township

PERSONAL PROPERTY TAX ABATEMENT - 10 yr Schedule

Year	True Cash Value	"Pool 2"	True Tax Value	Assessed Value	Tax Abate %	Tax Paid %	Deduction	Taxable A V	Tax Rate	Tax Paid	Tax Saved
1	$60,000	40%	$24,000	$24,000	100%	0%	$24,000	$0	0.028936	$0	$694
2	$60,000	56%	$33,600	$33,600	90%	10%	$30,240	$3,360	0.028936	$97	$875
3	$60,000	42%	$25,200	$25,200	80%	20%	$20,160	$5,040	0.028936	$146	$583
4	$60,000	32%	$19,200	$19,200	70%	30%	$13,440	$5,760	0.028936	$167	$389
5	$60,000	30%	$18,000	$18,000	60%	40%	$10,800	$7,200	0.028936	$208	$313
6	$60,000	30%	$18,000	$18,000	50%	50%	$9,000	$9,000	0.028936	$260	$260
7	$60,000	30%	$18,000	$18,000	40%	60%	$7,200	$10,800	0.028936	$313	$208
8	$60,000	30%	$18,000	$18,000	30%	70%	$5,400	$12,600	0.028936	$365	$156
9	$60,000	30%	$18,000	$18,000	20%	80%	$3,600	$14,400	0.028936	$417	$104
10	$60,000	30%	$18,000	$18,000	10%	90%	$1,800	$16,200	0.028936	$469	$52
11	$60,000	30%	$18,000	$18,000	0%	100%	$0	$18,000	0.028936	$521	$0

TOTAL TAX SAVED	(10 yrs on 10 yr deduction)	$3,636
TOTAL TAX PAID	(10 yrs on 10 yr deduction)	$2,962

REAL PROPERTY TAX ABATEMENT - 10 yr Schedule

Year	Cash Value	True Tax Value	Assessed Value	Tax Abate %	Tax Paid %	Deduction	Taxable AV	Tax Rate	Tax Paid	Tax Saved
1	$6,996,187	$6,996,187	$6,996,187	100%	0%	$6,996,187	$0	0.028936	$0	$202,442
2	$6,996,187	$6,996,187	$6,996,187	95%	5%	$6,646,378	$349,809	0.028936	$10,122	$192,320
3	$6,996,187	$6,996,187	$6,996,187	80%	20%	$5,596,950	$1,399,237	0.028936	$40,488	$161,953
4	$6,996,187	$6,996,187	$6,996,187	65%	35%	$4,547,522	$2,448,665	0.028936	$70,855	$131,587
5	$6,996,187	$6,996,187	$6,996,187	50%	50%	$3,498,094	$3,498,094	0.028936	$101,221	$101,221
6	$6,996,187	$6,996,187	$6,996,187	40%	60%	$2,798,475	$4,197,712	0.028936	$121,465	$80,977
7	$6,996,187	$6,996,187	$6,996,187	30%	70%	$2,098,856	$4,897,331	0.028936	$141,709	$60,733
8	$6,996,187	$6,996,187	$6,996,187	20%	80%	$1,399,237	$5,596,950	0.028936	$161,953	$40,488
9	$6,996,187	$6,996,187	$6,996,187	10%	90%	$699,619	$6,296,568	0.028936	$182,198	$20,244
10	$6,996,187	$6,996,187	$6,996,187	5%	95%	$349,809	$6,646,378	0.028936	$192,320	$10,122
11	$6,996,187	$6,996,187	$6,996,187	0%	100%	$0	$6,996,187	0.028936	$202,442	$0

TOTAL TAX SAVED REAL PROPERTY	(10 yrs on 10 yr deduction)	$1,002,086
TOTAL TAX PAID REAL PROPERTY (10 yrs)	(10 yrs on 10 yr deduction)	$1,224,772
TOTAL TAX SAVED PERSONAL & REAL		$1,005,722
TOTAL TAX PAID PERSONAL & REAL		$1,227,734

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

Three J Properties, Inc.	Points Possible	Points Awarded
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	5
$30,000 to $79,999	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	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	
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	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	5
Total		89

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
10 year
Year 1: 100%
Year 2: 95%
Year 3: 80%
Year 4: 65%
Year 5: 50%
Year 6: 40%
Year 7: 30%
Year 8: 20%
Year 9: 10%
Year 10: 5%
Year 11: 0%
7 year
Year 1: 100%
Year 2: 85%
Year 3: 71%
Year 4: 57%
Year 5: 43%
Year 6: 29%
Year 7: 14%
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%

Alternative Deduction Real Property Schedules
10 Year
Year 1: 100%
Year 2: 100%
Year 3: 100%
Year 4: 100%
Year 5: 100%
Year 6: 90%
Year 7: 80%
Year 8: 65%
Year 9: 50%
Year 10: 40%
7 Year
Year 1: 100%
Year 2: 100%
Year 3: 100%
Year 4: 100%
Year 5: 100%
Year 6: 71%
Year 7: 43%

Personal Property Abatements

Tax Abatement Review System

TJW Industrial, 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	
$500,000 to $999,999	6	
$0 to $499,999	4	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	
$1,250 to $6,249	4	4
less than $1,249	2	
Estimated local income taxes generated from jobs retained		
$80,000 or more	5	5
$30,000 to $79,999	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	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	
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	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	5

Total 77

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
10 year
Year 1: 100%
Year 2: 90%
Year 3: 80%
Year 4: 70%
Year 5: 60%
Year 6: 50%
Year 7: 40%
Year 8: 30%
Year 9: 20%
Year 10: 10%
Year 11: 0%
7 year
Year 1: 100%
Year 2: 85%
Year 3: 71%
Year 4: 57%
Year 5: 43%
Year 6: 29%
Year 7: 14%
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%

Alternative Deduction Personal Property Schedules
10 Year
Year 1: 100%
Year 2: 100%
Year 3: 100%
Year 4: 100%
Year 5: 100%
Year 6: 90%
Year 7: 80%
Year 8: 65%
Year 9: 50%
Year 10: 40%
7 Year
Year 1: 100%
Year 2: 100%
Year 3: 100%
Year 4: 100%
Year 5: 100%
Year 6: 71%
Year 7: 43%

CITY OF FT. WAYNE

MAR 07 2024 CRY

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:	6,763,643
Total cost of manufacturing equipment improvements:	232,544
Total cost of research and development equipment improvements:	0
Total cost of logistical distribution equipment improvements:	0
Total cost of information technology equipment improvements:	60,000
TOTAL OF ABOVE IMPROVEMENTS:	7,056,187

GENERAL INFORMATION

Real property taxpayer's name: Three J Properties LLC

Personal property taxpayer's name: TJW Industrial Inc

Telephone number: 260-489-8880

Address listed on tax bill: 7520 Freedom Way, Fort Wayne, IN 46818

Name of company to be designated, if applicable: TJW Industrial Inc

Year company was established: 2019

Address of property to be designated: 2605 Innovation Court, Fort Wayne, IN 46818

Real estate property identification number: 02-07-16-400.004.012-073

Contact person name: Joseph Wagner

Contact person telephone number: 260-615-0955 Contact email: joe.wagner@tjwindustrial.com

Contact person address: 7520 Freedom Way, Fort Wayne, IN 46818

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Joseph Wagner	President	7520 Freedom Way, Fort Wayne, IN 46818	260-615-0955
James Wagner	Vice President	7520 Freedom Way, Fort Wayne, IN 46818	260-442-5257
Juan Arambula, Jr	Vice President	7520 Freedom Way, Fort Wayne, IN 46818	260-226-2389
Ryan Schroeder	Controller	7520 Freedom Way, Fort Wayne, IN 46818	260-442-7258

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

NAME	PERCENTAGE
Joseph Wagner	70
James Wagner	15
Juan Arambula, Jr	15

☐ 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? 80

What is the company's primary North American Industrial Classification Code (NAICs)? 238220

Describe the nature of the company's business, product, and/or service: We are a design build contractor specializing in ammonia refrigeration. We offer anything from commercial HVAC installation and service to industrial refrigeration and mechanical services.

Dollar amount of annual sales for the last three years:

Year	Annual Sales
2021	20,757,658
2022	29,463,439
2023	40,193,010

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

Customer Name	City/State	Annual Gross Sales
CME Corporation	Fort Wayne, IN	6,624,257
Dreyer Grand Ice Cream	Fort Wayne, IN	4,186,122
Sugar Creek Packing	Cambridge City, IN	3,590,177

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

Supplier Name	City/State	Annual Gross Purchases
Evapco	Westminster, MD	1,488,999
Wayne Pipe & Supply	Fort Wayne, IN	685,384
Porter Pipe & Supply	Addison, IL	637,352

List the company's top three competitors:

Competitor Name	City/State
Wagner-Meinert	Fort Wayne, IN
Shambaugh & Son	Fort Wayne, IN
InterCool USA	Carrollton, TX

Describe the product or service to be produced or offered at the project site: We will continue to provide our same services, with increased efficiency of the new facility. Our fabrication shop will gain the most benefit with more room to have the tools they need to fabricate our larger systems, reducing the amount of work needed to be performed on the jobsites. The increased office size will allow us to add necessary personnel to accommodate the growth we have experienced since the firm was started.

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 parcel to be designated is vacant and undeveloped. This parcel is a part of Summit Park II, an area designated for development by the City of Fort Wayne starting in 1998

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 is 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:
We will be building a new facility consisting of an office of 13,000 sq ft, a warehouse of 12,000 sq ft, and a fabrication shop of 9,000 sq ft.

Projected construction start (month/year): 4/2024
Projected construction completion (month/year): 05/2025

☐ 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)

Manufacturing Equipment - Bridge cranes, jib cranes, and welders for our fabrication shop

Logistical Distribution Equipment - Pallet racking, fork lift, pallet jacks, barcoding/scanning software & equipment

IT Equipment - Network switches, wireless network equipment, cell phone repeater system, network racking equipment, telecommunication equipment & software, ERP software for office automation,

☐ 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): 4/2024

Date last piece of equipment will be installed (month/year): 05/2025

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

7 year straight-line depreciation - Manufacturing Equipment

5 Year straight-line depreciation - Logistical & Distribution

3 Year straight-line depreciation - IT Equipment

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.

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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
Engineer	17-2141	9	1,398,694
Project Manager	11-9021	13	1,865,522
Field	47-2152	58	4,537,159
Administrative	43-0000	10	598,946
Engineer Support	17-3013	5	474,472

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Engineer	17-2141	9	1,398,694
Project Manager	11-9021	13	1,865,522
Field	47-2152	58	4,537,159
Administrative	43-0000	10	598,946
Engineer Support	17-3013	5	474,472

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Engineer	17-2141	1	[redacted]
Project Manager	11-9021	1	[redacted]
Field	47-2152	6	470,000
Administrative	43-0000	2	150,000
Engineer Support	17-3013	1	[redacted]

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:

- [x] Pension Plan
- [x] Major Medical Plan
- [x] Disability Insurance
- [x] Tuition Reimbursement
- [x] Life Insurance
- [x] Dental Insurance

List any benefits not mentioned above: Vision Insurance

When will you reach the levels of employment shown above? (month/year): 12/2027

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.

Joseph T. Wagner Digitally signed by Joseph T. Wagner Date: 2024.03.06 16:29:35 -05'00'

Signature of Taxpayer/Owner

Joseph T. Wagner, President

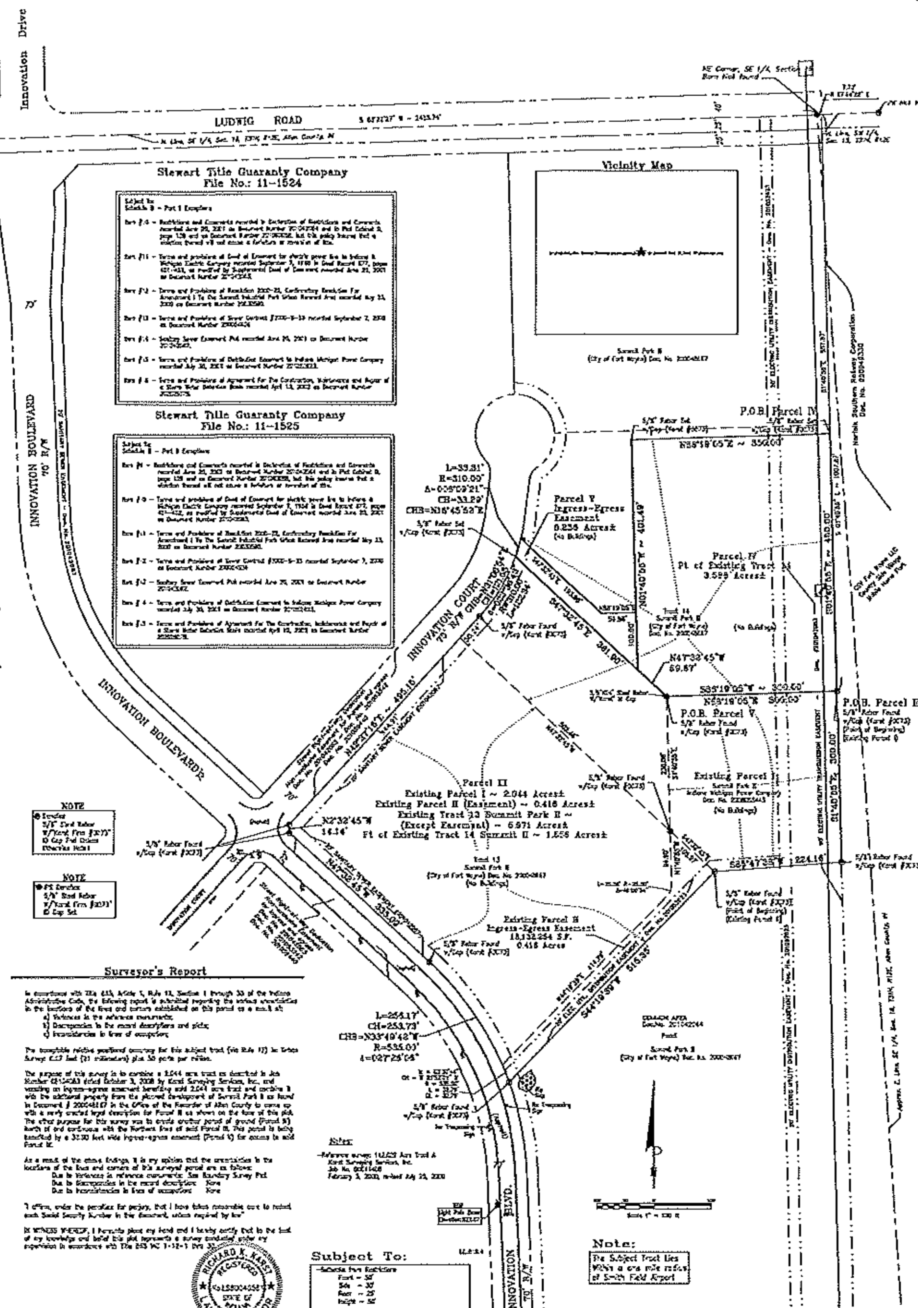
Printed Name and Title of Applicant

March 6, 2024

Date

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

Exhibit A



Stewart Title Guaranty Company
File No.: 11-1523

Stewart Title Guaranty Company
File No.: 11-1524

Stewart Title Guaranty Company
File No.: 11-1525

Legal Description ~ Existing Parcel I

Legal Description ~ Existing Parcel II ~ Ingress-Egress Easement

Legal Description ~ Parcel III ~ 10.038 Acres

Legal Description ~ Parcel IV ~ 3.586 Acres

Legal Description ~ Parcel V ~ Ingress-Egress Easement

Richard K. Karst, Registration No. 80040561

In accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys (Effective February 23, 2011):

The maximum allowable Relative Positional Precision for an ALTA/ACSM Land Title Survey and this subject tract is: 2cm (0.07 feet) plus 50 parts per million (based on the direct distance between the two corners being tested).

ALTA/ACSM Certificate:

To: City of Fort Wayne, Department of Redevelopment
Indiana Michigan Power Company
Drebelbis Title Company
Stewart Guaranty Company

File No.: 11-1523 Effective Date: June 17, 2011 at 8:00 A.M.

To: CK Products LLC
City of Fort Wayne, Department of Redevelopment
Indiana Michigan Power Company
Drebelbis Title Company
Stewart Guaranty Company

File No.: 11-1524 Effective Date: June 17, 2011 at 8:00 A.M.

To: Indiana Michigan Power Company
City of Fort Wayne, Department of Redevelopment
Drebelbis Title Company
Stewart Guaranty Company

File No.: 11-1525 Effective Date: June 17, 2011 at 8:00 A.M.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 7a, 8, 9, 11a, and 13 of Table A thereof.

Date of Fieldwork May 2, 2011
Date of Plat or Map: July 22, 2011

RICHARD K. KARST REGISTERED No. LS80040561 STATE OF INDIANA LAND SURVEYOR

Richard K. Karst, Registration No. 80040561

Flood Zone Designation

This property is within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) as defined by the FIRM (Flood Insurance Rate Map) for Allen County, Indiana, and Unincorporated Areas on Map Number 18003C0170G and having the effective date of August 3, 2009.

Drawn By: RCW	**Karst Surveying Services, Inc.** 1315 Progress Road, Fort Wayne, IN 46808, Phone: (260) 426-3336, Fax: (260) 426-3337 — Richard K. Karst, P.L.S. No. LS80040561; Ryan C. Weber, P.L.S. No. LS20500137	ALTA/ACSM Land Title Survey
Date: May 3, 2011		Washington Twp. Section 16, Township 31 North, Range 12 East, Allen County, Indiana
Approved By: RCK		Summit Park II
Job Number: 11054327	Drawing Name: 4327.dwg	

REVISIONS		
BY	DATE	DESCRIPTION

Document Number 20030590.

Item #10 – Terms and Provisions of Sewer Contract #2000-S-33 recorded September 7, 2000 as Document Number 200054934

Item #11 – Sanitary Sewer Easement Plat recorded June 20, 2001 as Document Number 201042067.

Item #12 – Terms and Provisions of Distribution Easement to Indiana Michigan Power Company recorded July 30, 2001 as Document Number 201052623.

Item #13 – Terms and Provisions of Agreement For The Construction, Maintenance and Repair of a Storm Water Detention Basin recorded April 10, 2002 as Document Number 202025078.

NOTE

No tile drains, ditches, laterals, or feeders were found on the subject tracts as of the date of this survey.

Legal Description ~ Existing Parcel I

Part of the Southeast Quarter of Section 15, Township 31 North, Range 12 East of the Second Principal Meridian in Allen County, Indiana, more particularly described as follows:

Commencing at a Barn Nail in the center of Ludwig Road marking the Northeast corner of said Southeast Quarter; thence North 87 degrees 44 minutes 22 seconds East (state plane bearing and basis of bearings to follow), a distance of 7.70 feet along the North line of the Southwest Quarter in Section 15, Township 31 North, Range 12 East, and within the right-of-way of said Ludwig Road to a 5/8" steel rebar found on the East line of an existing tract described in Document Number 200048667 in the Office of the Recorder of Allen County, Indiana, thence South 01 degrees 40 minutes 55 seconds East, a distance of 1007.87 feet along said East line to a 5/8" steel rebar with "Karst" identification cap set at the POINT OF BEGINNING of the herein described tract; thence continuing South 01 degrees 40 minutes 55 seconds East, a distance of 300.00 feet along said East line to a 5/8" steel rebar with "Karst" identification cap set on a North line of an existing tract as described in Document Number 201042064 in the Office of the Recorder of Allen County, Indiana; thence South 85 degrees 47 minutes 38 seconds West, a distance of 224.16 feet along said North line to a 5/8" steel rebar with "Karst" identification cap set; thence North 47 degrees 32 minutes 45 seconds West, a distance of 105.97 feet to a 5/8" steel rebar with "Karst" identification cap set; thence North 01 degrees 40 minutes 55 seconds West, a distance of 236.08 feet parallel with the East line of said existing tract described in Document Number 200048667 to a 5/8" steel rebar with "Karst" identification cap set; thence North 88 degrees 19 minutes 05 seconds East, a distance of 300.00 feet to the Point of Beginning. Containing 2.044 acres, more or less. Subject to easements of record.

Legal Description ~ Existing Parcel II ~ Ingress–Egress Easement

Part of the Southeast Quarter of Section 15, Township 31 North, Range 12 East of the Second Principal Meridian in Allen County, Indiana, more particularly described as follows:

Commencing at a Barn Nail in the center of Ludwig Road marking the Northeast corner of said Southeast Quarter; thence North 87 degrees 44 minutes 22 seconds East (state plane bearing and basis of bearings to follow), a distance of 7.70 feet along the North line of the Southwest Quarter in Section 15, Township 31 North, Range 12 East, and within the right-of-way of said Ludwig Road to a 5/8" steel rebar found on the East line of an existing tract described in Document Number 200048667 in the Office of the Recorder of Allen County, Indiana, thence South 01 degrees 40 minutes 55 seconds East, a distance of 1307.87 feet along said East line to a point on a North line of an existing tract as described in Document Number 201042064 in the Office of the Recorder of Allen County, Indiana; thence South 85 degrees 47 minutes 38 seconds West, a distance of 224.16 feet along said North line to a point on the Northwesterly line of said existing tract, said point also being the POINT OF BEGINNING of the herein described easement; thence South 44 degrees 19 minutes 39 seconds West, a distance of 515.35 feet along said Northwesterly line to a point on the Easterly right-of-way line of Innovation Boulevard, said point being a point of curvature of a non-tangent curve concave to the Southwest, having a radius of 535.00 feet; thence Northwesterly along said curve and along said right-of-way line, a distance of 32.79 feet, having a central angle of 03 degrees 30 minutes 44 seconds and a chord of 32.79 feet bearing North 21 degrees 52 minutes 01 seconds West; thence North 44 degrees 19 minutes 39 seconds East, a distance of 414.76 feet parallel with the Northwesterly line of said existing tract described in Document Number 201042064 to a tangent curve concave to the West, having a radius of 25.00 feet; thence Northeasterly along said curve, a distance of 20.08 feet, having a central angle of 46 degrees 00 minutes 34 seconds and a chord of 19.54 feet bearing North 21 degrees 19 minutes 22 second East to the point of tangency; thence North 01 degrees 40 minutes 55 seconds West, a distance of 94.90 feet; thence South 47 degrees 32 minutes 45 seconds East, a distance of 105.97 feet to the Point of Beginning. Containing 0.416 acres (18,132.254 square feet), more or less. Subject to easements of record.

Legal Description ~ Parcel III ~ 10.088 Acres

Part of the Southeast Quarter of Section 16, Township 31 North, Range 12 East of the Second Principal Meridian in Allen County, Indiana, more particularly described as follows:

Commencing at a Barn Nail in the center of Ludwig Road marking the Northeast corner of said Southeast Quarter; thence North 87 degrees 44 minutes 22 seconds East (assumed bearing and basis for this description which is state plane bearing) on the North line of the Southwest Quarter in Section 15, Township 31 North, Range 12 East, and within the right-of-way of said Ludwig Road, a distance of 7.70 feet to a 5/8" rebar found on the East line of an existing tract described in Document Number 200048667 in the Office of the Recorder of Allen County, Indiana, thence South 01 degrees 40 minutes 55 seconds East, on said East line, a distance of 1007.87 feet to a 5/8" rebar (capped Karst #0073) monumenting the POINT OF BEGINNING; thence continuing South 01 degrees 40 minutes 55 seconds East, on said East line, a distance of 300.00 feet to a 5/8" rebar (capped Karst #0073) monumenting the Northeast corner of an existing tract as described in Document Number 201042064 in the Office of the Recorder of Allen County, Indiana; thence South 85 degrees 47 minutes 38 seconds West, on the North line of said Document Number 201042064, a distance of 224.16 feet to a 5/8" rebar (capped Karst #0073); thence South 44 degrees 19 minutes 39 seconds West, on the Northwest line of said Document Number 201042064, a distance of 515.35 feet to a 5/8" rebar (capped Karst #0073) on the East line of a Street Right-of-way Dedication as found in one of the following Document #'s: 201042065, 201053542, & 201059440; thence on the East and South lines of said Street Right-of-way Dedication's for the following five (5) calls: thence on a curve to the left, being concave curve to the Southwest, and having an arc length of 256.17 feet, a radius of 535.00 feet, a delta angle of 27 degrees 26 minutes 06 seconds, a chord length of 253.73 feet, bearing North 33 degrees 49 minutes 42 seconds West to a 5/8" rebar (capped Karst #0073); thence North 47 degrees 32 minutes 45 seconds West, a distance of 335.09 feet to a 5/8" rebar (capped Karst #0073); thence North 02 degrees 32 minutes 45 seconds West, a distance of 14.14 feet to a 5/8" rebar (capped Karst #0073); thence North 42 degrees 27 minutes 15 seconds East, a distance of 495.15 feet to a 5/8" rebar (capped Karst #0073); thence on a curve to the left, being concave curve to the Northwest, and having an arc length of 122.34 feet, a radius of 310.00 feet, a delta angle of 22 degrees 36 minutes 43 seconds, a chord length of 121.55 feet, bearing North 31 degrees 08 minutes 54 seconds East to a 5/8" rebar (capped Karst #0073); thence South 47 degrees 32 minutes 45 seconds East, a distance of 361.90 feet to a 5/8" rebar (capped Karst #0073); thence North 88 degrees 19 minutes 05 seconds East, a distance of 300.00 feet to the Point of Beginning. Containing 10.088 acres, more or less, and subject to all easements of record.

Legal Description ~ Parcel IV ~ 3.588 Acres

Part of the Southeast Quarter of Section 16, Township 31 North, Range 12 East of the Second Principal Meridian in Allen County, Indiana, more particularly described as follows:

Item #13 – Terms and Provisions of Sewer Contract #2000-S-33 recorded September 7, 2000 as Document Number 200054934

Item #14 – Sanitary Sewer Easement Plat recorded June 20, 2001 as Document Number 201042067.

Item #15 – Terms and Provisions of Distribution Easement to Indiana Michigan Power Company recorded July 30, 2001 as Document Number 201052623.

Item #16 – Terms and Provisions of Agreement For The Construction, Maintenance and Repair of a Storm Water Detention Basin recorded April 10, 2002 as Document Number 202029078.

Stewart Title Guaranty Company
File No.: 11-1525

Subject To:
Schedule B – Part II Exceptions

Item #9 – Restrictions and Easements recorded in Declaration of Restrictions and Covenants recorded June 20, 2001 as Document Number 201042064 and in Plat Cabinet D, page 128 and as Document Number 201060988, but this policy insures that a violation thereof will not cause a forfeiture or reversion of title.

Item #10 – Terms and provisions of Deed of Easement for electric power line to Indiana & Michigan Electric Company recorded September 7, 1966 in Deed Record 877, pages 451–452, as modified by Supplemental Deed of Easement recorded June 20, 2001 as Document Number 201042063.

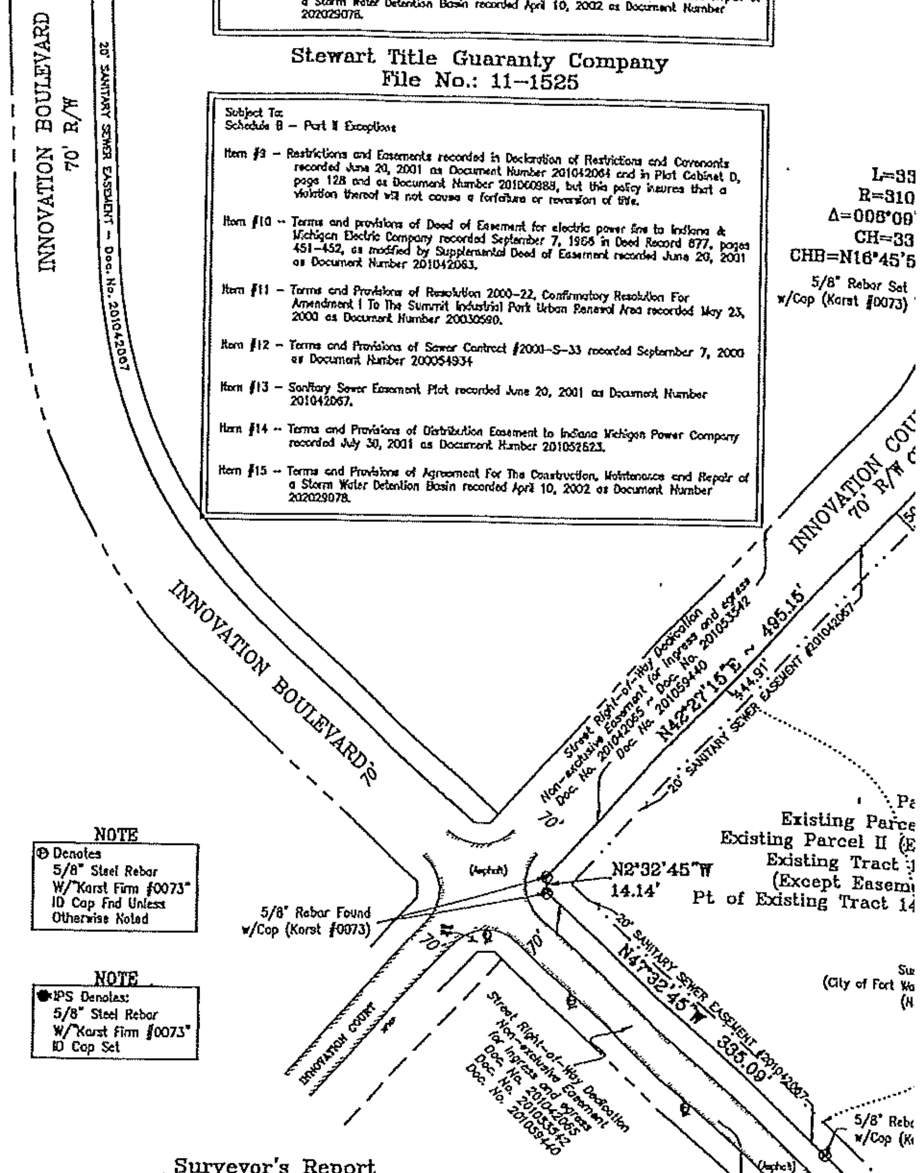
Item #11 – Terms and Provisions of Resolution 2000–22, Confirmatory Resolution For Amendment I To The Summit Industrial Park Urban Renewal Area recorded May 23, 2000 as Document Number 20030590.

Item #12 – Terms and Provisions of Sewer Contract #2000-S-33 recorded September 7, 2000 as Document Number 200054934

Item #13 – Sanitary Sewer Easement Plat recorded June 20, 2001 as Document Number 201042067.

Item #14 – Terms and Provisions of Distribution Easement to Indiana Michigan Power Company recorded July 30, 2001 as Document Number 201052623.

Item #15 – Terms and Provisions of Agreement For The Construction, Maintenance and Repair of a Storm Water Detention Basin recorded April 10, 2002 as Document Number 202029078.



NOTE

⊕ Denotes 5/8" Steel Rebar W/"Karst Firm #0073" ID Cap Fnd Unless Otherwise Noted

NOTE

● IPS Denotes: 5/8" Steel Rebar W/"Karst Firm #0073" ID Cap Set

Δ = 03°30'44"
CH = N 21°52'01" W
R = 535.00'
L = 32.79'
CL = 32.79'

5/8" Rebar Found w/Cap (Karst #0073)

No Trespassing Sign

Surveyor's Report

In accordance with Title 865, Article 1, Rule 12, Section 1 through 30 of the Indiana Administrative Code, the following report is submitted regarding the various uncertainties in the locations of the lines and corners established on this parcel as a result of:

a) Variances in the reference monuments;
b) Discrepancies in the record descriptions and plats;
c) Inconsistencies in lines of occupation;

The acceptable relative positional accuracy for this subject tract (via Rule 12) is: Urban Survey: 0.07 feet (21 millimeters) plus 50 parts per million.

The purpose of this survey is to combine a 2.044 acre tract as described in Job Number 08104083 dated October 3, 2008 by Karst Surveying Services, Inc., and vacating an ingress-egress easement benefiting said 2.044 acre tract and combine it with the additional property from the planned development of Summit Park II as found in Document # 200048667 in the Office of the Recorder of Allen County to come up with a newly created legal description for Parcel III as shown on the face of this plat. The other purpose for this survey was to create another parcel of ground (Parcel IV) North of and continuous with the Northern lines of said Parcel III. This parcel is being benefited by a 30.00 feet wide ingress-egress easement (Parcel V) for access to said Parcel IV.

As a result of the above findings, it is my opinion that the uncertainties in the locations of the lines and corners of this surveyed parcel are as follows:

Due to Variances in reference monuments: See Boundary Survey Plat
Due to Discrepancies in the record description: None
Due to Inconsistencies in lines of occupation: None

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law"

IN WITNESS WHEREOF, I hereunto place my hand and I hereby certify that to the best of my knowledge and belief this plat represents a survey conducted under my supervision in accordance with Title 865 IAC 1-12-1 thru 30.

RICHARD K. KARST REGISTERED No.LS80040561 STATE OF INDIANA LAND SURVEYOR

Richard K. Karst, Registration No. 80040561

Notes:

–Reference survey: 112.029 Acre Tract A
Karst Surveying Services, Inc.
Job No. 00011408
February 3, 2000, revised July 25, 2000

TBM
Light Pole Bas
Elevation:823.0

Subject To:

–Setbacks from Restrictions
Front ~ 50'
Side ~ 30'
Rear ~ 25'
Height ~ 50'

– Subject to Special Ordinance No. S–202–78

In accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land

Karst #0073); thence North 42 degrees 27 minutes 15 seconds East, a distance of 495.15 feet to a 5/8" rebar (capped Karst #0073); thence on a curve to the left, being concave curve to the Northwest, and having an arc length of 122.34 feet, a radius of 310.00 feet, a delta angle of 22 degrees 36 minutes 43 seconds, a chord length of 121.55 feet, bearing North 31 degrees 08 minutes 54 seconds East to a 5/8" rebar (capped Karst #0073); thence South 47 degrees 32 minutes 45 seconds East, a distance of 361.90 feet to a 5/8" rebar (capped Karst #0073); thence North 88 degrees 19 minutes 05 seconds East, a distance of 300.00 feet to the Point of Beginning. Containing 10.088 acres, more or less, and subject to all easements of record.

Legal Description ~ Parcel IV ~ 3.588 Acres

Part of the Southeast Quarter of Section 16, Township 31 North, Range 12 East of the Second Principal Meridian in Allen County, Indiana, more particularly described as follows:

Commencing at a Barn Nail in the center of Ludwig Road marking the Northeast corner of said Southeast Quarter; thence North 87 degrees 44 minutes 22 seconds East (assumed bearing and basis for this description which is state plane bearing) on the North line of the Southwest Quarter in Section 15, Township 31 North, Range 12 East, and within the right-of-way of said Ludwig Road, a distance of 7.70 feet to a 5/8" rebar found on the East line of an existing tract described in Document Number 200048667 in the Office of the Recorder of Allen County, Indiana, thence South 01 degrees 40 minutes 55 seconds East, on said East line, a distance of 557.87 feet to a 5/8" rebar (capped Karst #0073) monumenting the POINT OF BEGINNING; thence continuing South 01 degrees 40 minutes 55 seconds East, on said East line, a distance of 450.00 feet to a 5/8" rebar (capped Karst #0073); thence South 88 degrees 19 minutes 05 seconds West, a distance of 300.00 feet to a 5/8" rebar (capped Karst #0073); thence North 47 degrees 32 minutes 45 seconds West, a distance of 69.67 feet; thence North 01 degrees 40 minutes 55 seconds West, parallel with said East line, a distance of 401.49 feet to a 5/8" rebar (capped Karst #0073); thence North 88 degrees 19 minutes 05 seconds East, a distance of 350.00 feet to the Point of Beginning. Containing 3.588 acres, more or less, and subject to all easements of record.

Legal Description ~ Parcel V ~ Ingress-Egress Easement

Part of the Southeast Quarter of Section 16, Township 31 North, Range 12 East of the Second Principal Meridian in Allen County, Indiana, more particularly described as follows:

Commencing at a Barn Nail in the center of Ludwig Road marking the Northeast corner of said Southeast Quarter; thence North 87 degrees 44 minutes 22 seconds East (assumed bearing and basis for this description which is state plane bearing) on the North line of the Southwest Quarter in Section 15, Township 31 North, Range 12 East, and within the right-of-way of said Ludwig Road, a distance of 7.70 feet to a 5/8" rebar found on the East line of an existing tract described in Document Number 200048667 in the Office of the Recorder of Allen County, Indiana, thence South 01 degrees 40 minutes 55 seconds East, on said East line, a distance of 1007.87 feet to a 5/8" rebar (capped Karst #0073) monumenting the Southeast corner of the tract of land that this easement is benefiting; thence South 88 degrees 19 minutes 05 seconds West, a distance of 300.00 feet to a 5/8" rebar (capped Karst #0073) monumenting the Southwest corner of the tract of land that this easement is benefiting; thence North 47 degrees 32 minutes 45 seconds West, a distance of 69.67 feet to the POINT OF BEGINNING; thence continuing North 47 degrees 32 minutes 45 seconds West, being the Southwest line of this tract, a distance of 292.23 feet to a 5/8" rebar (capped Karst #0073) on the Southeasterly line of a Street Right-of-way Dedication as found in one of the following Document #'s: 201042065, 201053542, & 201059440 as found in the Office of the Recorder of Allen County; thence on said Street Right-of-way Dedication on a curve to the left, being concave curve to the Northwest, and having an arc length of 33.31 feet, a radius of 310.00 feet, a delta angle of 6 degrees 09 minutes 21 seconds, a chord length of 33.29 feet, bearing North 16 degrees 45 minutes 52 seconds East; thence South 47 degrees 32 minutes 45 seconds East, being 30.00 feet from and parallel with the Southwest line of this tract, a distance of 193.98 feet to a point; thence North 88 degree 19 minutes 05 seconds East, a distance of 59.98 feet to a point on the West line of the tract of land that this easement is benefiting; thence South 01 degrees 40 minutes 55 seconds East, on said West line, a distance of 100.00 feet to the Point of Beginning, containing 0.236 acres, more or less, and subject to all easements of record.

of my knowledge and belief this plat represents a survey conducted under supervision in accordance with Title 865 IAC 1-12-1 thru 30

RICHARD K. KARST REGISTERED No.LS800405 STATE OF INDIANA LAND SURVEYOR

Richard K. Karst, Registration No. 80040561

In accordance with the Minimum Standard Detail Requiremen Title Surveys (Effective February 23, 2011):

The maximum allowable Relative Positional Precision for an Survey and this subject tract is: 2cm (0.07 feet) plus 50 p on the direct distance between the two corners being tested

ALTA/ACSM Certificate:

To: City of Fort Wayne, Department of Redevelopment
Indiana Michigan Power Company
Dreibelbiss Title Company
Stewart Guaranty Company

File No.: 11-1523 Effective Date: June 17, 2011 a

To: CK Products LLC
City of Fort Wayne, Department of Redevelopment
Indiana Michigan Power Company
Dreibelbiss Title Company
Stewart Guaranty Company

File No.: 11-1524 Effective Date: June 17, 2011 a

To: Indiana Michigan Power Company
City of Fort Wayne, Department of Redevelopment
Dreibelbiss Title Company
Stewart Guaranty Company

File No.: 11-1525 Effective Date: June 17, 2011 a

This is to certify that this map or plat and the survey on w made in accordance with the 2011 Minimum Standard Detail ALTA/ACSM Land Title Surveys, jointly established and adopted and includes Items 1, 3, 4, 7a, 8, 9, 11a, and 13 of Table

Date of Fieldwork May 2, 2011
Date of Plat or Map: July 20, 2011

Richard K. Karst, Registration No. 80040561

Drawn By: RCW	**Karst Surveying Services, Inc.**
Date: May 3, 2011	1310 Progress Road, Fort Wayne, IN 46808, Phone: (260) 426-3336, Fax: (260) 426-3337
Approved By: RKK	RICHARD K. KARST, PLS No. LS80040561; RYAN C WEBER, PLS No. LS20800107
Job Number: 11054327	Drawing Name: 4327.dwg

W

STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS
State Form 51767 (R7 / 1-21)
Prescribed by the Department of Local Government Finance

CITY OF FT. WAYNE
MAR 07 2024 CK
COMMUNITY DEVELOPMENT

20 24 PAY 20 25

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):
- [x] 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)

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
Three J Properties, LLC

Address of taxpayer *(number and street, city, state, and ZIP code)*
7520 Freedom Way, Fort Wayne, IN 46818

Name of contact person	Telephone number	E-mail address
Joe Wagner	(260) 489-8880	joe.wagner@tjwindustrial.com

SECTION 2 — LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body		Resolution number
Location of property	**County**	**DLGF taxing district number**
2605 Innovation Court, Fort Wayne, IN 46818	Allen	

Description of real property improvements, redevelopment, or rehabilitation *(use additional sheets if necessary)*
Building a new facility consisting of an office of 13,000 sq ft, a warehouse of 12,000 sq ft, and a fabrication shop of 9,000 sq ft.

Estimated start date *(month, day, year)*: April 1, 2024
Estimated completion date *(month, day, year)*: May 2, 2025

SECTION 3 — ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current Number	Salaries	Number Retained	Salaries	Number Additional	Salaries
95.00	$8,874,793.00	95.00	$ 8,874,793.00	11.00	$965,000.00

SECTION 4 — ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS	
	COST	**ASSESSED VALUE**
Current values	255,000.00	
Plus estimated values of proposed project	6,801,187.00	
Less values of any property being replaced	0.00	
Net estimated values upon completion of project	7,056,187.00	

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
TJW Industrial will commit to using a cardboard recycling container rather than throwing the cardboard products in the landfill.

SECTION 6 — TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative	Date signed *(month, day, year)*
	March 6, 2024
Printed name of authorized representative	**Title**
Joseph T. Wagner	President

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.

CITY OF FT. WAYNE

MAR 07 2024

COMMUNITY DEVELOPMENT

STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51764 (R5 / 1-21)

Prescribed by the Department of Local Government Finance

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:

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** 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.*
2. *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.*
3. *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.*
4. *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)*
5. *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: TJW Industrial Inc	Name of contact person: Joe Wagner
Address of taxpayer *(number and street, city, state, and ZIP code)*: 7520 Freedom Way, Fort Wayne, IN 46818	Telephone number: (260) 489-8880

SECTION 2 — LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body:		Resolution number (s):
Location of property: 2605 Innovation Court, Fort Wayne, IN 46818	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.)*

Manufacturing equipment will consist of bridge cranes and welding equipment, logistical distribution equipment will consist of racking and forklifts, IT equipment will consist of switches, security cameras, and server equipment.

	ESTIMATED START DATE	ESTIMATED COMPLETION DATE
Manufacturing Equipment	04/01/2024	05/02/2025
R & D Equipment		
Logist Dist Equipment	04/01/2024	05/02/2025
IT Equipment	04/01/2024	05/02/2025

SECTION 3 — ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current Number	Salaries	Number Retained	Salaries	Number Additional	Salaries
95	8,874,793	95	8,874,793	11	965,000

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	217,296	79,640			75,331	29,520	73,353	23,679
Plus estimated values of proposed project	232,544	93,018			100,000	40,000	150,000	97,500
Less values of any property being replaced	0	0			8,239	3,460	0	0
Net estimated values upon completion of project	419,902	172,658			167,092	66,060	223,353	121,179

SECTION 5 — WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted *(pounds)* 0

Estimated hazardous waste converted *(pounds)* 0

Other benefits:

TJW Industrial will commit to using a cardboard recycling container rather than throwing the cardboard products in the landfill.

SECTION 6 — TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative	Date signed *(month, day, year)*: March 6, 2024
Printed name of authorized representative: Joseph T. Wagner	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; ☒ Yes ☐ No
2. Installation of new research and development equipment; ☐ Yes ☒ No
3. Installation of new logistical distribution equipment. ☐ Yes ☒ No
4. Installation of new information technology equipment; ☒ 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 $ unlimited cost with an assessed value of $ Unlimited. *(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.

BILL NO. R-24- -

CONFIRMING RESOLUTION NO. R-________

A CONFIRMING RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 2605 Innovation Court, Fort Wayne, Indiana 46818 (TJW Industrial, Inc./Three J Properties, 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 11 additional full-time, permanent jobs with a total additional annual payroll of $965,000 and an average annual salary of $87,727 and retain 95 current full-time permanent jobs with a retained total annual payroll of $8,874,793 and an average annual payroll of $93,418; and

WHEREAS, the total estimated project cost is $7,056,187; and

WHEREAS, a recommendation has been received from the Committee on Finance concerning 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.

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 both a deduction of the assessed value of real estate improvements made between April 1, 2024 and May 2, 2025 and personal property for manufacturing equipment and information technology equipment improvements to be made between April 1, 2024 and May 2, 2025. 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 redevelopment or rehabilitation and estimate of the value of the new personal property manufacturing equipment and information technology 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 instillation of the new personal property manufacturing equipment and information technology equipment

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).

(d) If the real estate and personal property for new manufacturing equipment and information technology equipment is not installed, the approximate current year tax rates for this site would be $2.8936/$100.

(e) If the real estate and proposed personal property for new manufacturing equipment and information technology 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).

(f) If the real estate and proposed personal property for new manufacturing equipment and information technology 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. That, 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, and that the deduction from the assessed value of the manufacturing equipment and information technology equipment 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 deduction schedule from the assessed value of new personal property manufacturing equipment and information technology 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 9. That, 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 10. For personal property, manufacturing equipment, logistical distribution and information technology 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 Assessor's Office, and the City of Fort Wayne's Community Development Division and must be included with the deduction application. For five subsequent years, the performance report must be updated and submitted along with the deduction application at the time of filing.

SECTION 11. 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 in the deduction application. For five 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 return in the taxing district in which the property is located, the information must be provided by May 15.

SECTION 12. The performance report must contain the following information:

A. The cost and description of real property improvements and/or purchase of real estate and new personal property for new manufacturing, logistical distribution, and information technology equipment.

B. The number of employees hired through the end of the preceding calendar year as a result of the deduction.

C. The total salaries of the employees hired through the end of the preceding calendar year as a result of the deduction.

D. The total number of employees employed at the facility receiving the deduction.

E. The total assessed value of the real and/or personal property deductions.

F. The tax savings resulting from the real and/or personal property being abated.

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

SECTION 14. That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that has received a deduction under section 3 or 4.5 of this chapter may be required to repay the deduction amount as determined by the county auditor in accordance with section 10 of said chapter if the property owner ceases operations at the facility for which the deduction was granted and if the Common Council finds that the property owner obtained the deduction by intentionally providing false information concerning the property owner's plans to continue operation at the facility.

SECTION 15. That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

____
Member of Council

APPROVED AS TO FORM A LEGALITY

____
Malak Heiny, City Attorney