

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 3426 Wells Street, Fort Wayne, Indiana 46808 (Dreyer's Grand Ice Cream, Inc.)

WHEREAS, Petitioner has duly filed its petition dated May 31, 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 50 full-time permanent jobs with an annual pay roll of \$3,507,400 and an average annual salary of \$70,148 and retain 524 full-time permanent jobs with a total current payroll of \$32,903,000 with the average current, annual salary of \$62,792; and

WHEREAS, the total estimated project cost is \$150,000,000; 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, 2026, 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 January 1, 2024 and December 31, 2029 and personal property for manufacturing, logistical distribution and information technology equipment improvements to be made between January 1, 2024 and December 31, 2029. Should any delays occur, an updated

1 timeframe will be communicated to the Allen County Assessor and Allen County Auditor by
2 Community Development staff in writing.

3 **SECTION 4.** That, the estimate of the number of individuals that will be employed or
4 whose employment will be retained and the estimate of the annual salaries of those individuals and
5 the estimate of the value of redevelopment or rehabilitation and the estimate of the value of
6 manufacturing, logistical distribution and information technology equipment, all contained in
7 Petitioner's Statement of Benefits, are reasonable and are benefits that can be reasonably
8 expected to result from the proposed described redevelopment or rehabilitation and from the
9 installation of new manufacturing, logistical distribution and information technology equipment.

10 **SECTION 5.** That, the current year approximate tax rates for taxing units within the
11 City would be:

- 12 (a) If the proposed development does not occur, the approximate current year tax rates
13 for this site would be \$2.8425/\$100.
- 14 (b) If the proposed development does occur and no deduction is granted, the approximate
15 current year tax rate for the site would be \$2.8425/\$100 (the change would be
16 negligible).
- 17 (c) If the proposed development occurs and a deduction percentage of fifty percent (50%)
18 is assumed, the approximate current year tax rate for the site would be \$2.8425/\$100
19 (the change would be negligible).
- 20 (d) If the proposed new manufacturing, logistical distribution and information technology
21 equipment is not installed, the approximate current year tax rates for this site would be
22 \$2.8425/\$100.
- 23 (e) If the proposed new manufacturing, logistical distribution and information technology
24 equipment is installed and no deduction is granted, the approximate current year tax
25 rate for the site would be \$2.8425/\$100 (the change would be negligible).
- 26 (f) If the proposed new manufacturing, logistical distribution and information technology
27 equipment is installed and a deduction percentage of eighty percent (80%) is
28 assumed, the approximate current year tax rate for the site would be \$2.8425/\$100
29 (the change would be negligible).

30 **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, logistical distribution 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	100%
3	100%
4	100%
5	100%
6	90%
7	80%
8	65%
9	50%
10	40%
11	0%

SECTION 9. The deduction schedule from the assessed value of new manufacturing, logistical distribution 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	100%
3	100%
4	100%
5	100%
6	90%
7	80%
8	65%
9	50%
10	40%
11	0%

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

SECTION 13. 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 14. 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: **Dreyer's Grand Ice Cream, Inc. is requesting the designation of an Economic Revitalization Area for eligible real and personal property improvements. Dreyer's Grand Ice Cream, Inc. will make updates its current facility to accommodate multiple chocolate lines and a bakery line.**

EFFECT OF PASSAGE: **Investment of \$150,000,000, the creation of 50 new full-time permanent jobs with an annual payroll of \$3,507,400 with an average annual salary of \$70,148 and the retention of 524 full-time permanent jobs with an annual payroll of \$32,903,500 and an average annual salary of \$62,792.**

EFFECT OF NON-PASSAGE: **Potential loss of investment, the creation of 50 new full-time permanent jobs with an annual payroll of \$3,507,400 with an average annual salary of \$70,148 and the retention of 524 full-time permanent jobs with an annual payroll of \$32,903,500 and an average annual salary of \$62,792.**

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

ASSIGNED TO COMMITTEE (CO-CHAIRS): **Rohli Booker and Marty Bender**



June 6, 2024

City of Fort Wayne Common Council
c/o Ms. Carman Young
City of Fort Wayne-Citizens Square
200 E. Berry Street, Suite 320
Fort Wayne, IN 46802

Re: City of Fort Wayne Common Council Approval Request
Of GFW Economic Development Incentives Offer
for Dreyer's Grand Ice Cream, Inc.

Dear Carman:

As you are aware, Dreyer's Ft. Wayne, Indiana facility has been experiencing significant business growth over the past few years. With the help of the City Economic Development, in concert with the City Council, Dreyer's has benefited from local tax incentives that have worked to offset Dreyer's significant capital investments and employment hiring costs and then justify additional future expansion.

Dreyer's is now requesting additional local incentive support for new capital and employment growth as part of a five-year expansion plan that will encompass 2024 – 2029 calendar year investments. Dreyer's has discussed this plan with city representatives to obtain initial support, which was memorialized in writing with the enclosed May 21, 2024 preliminary incentives offer letter, in preparation for upcoming City Council hearings later this month.

For these upcoming City Council meeting, Dreyer's asks that the City consider approval of the following specific request items:

1. Retroactive approval of tax abatement on a five year expansion plan for real and personal property investments that are contemplated between January 1, 2024 – December 31, 2029.
2. A 10-year Enhanced Abatement per IC 6-1.1-12.1-18 with an alternative phase-in schedule as defined in the enclosed May 21, 2024 Incentive Offer.

Dreyer's understands that our anticipated employment and capital growth has qualified our project for the Enhanced Abatement schedule and so our company is requesting formal approval of these terms from the City Council during future preliminary and confirmatory resolution hearings.

Dreyer's appreciates the City's continued support and partnership as we grow together. Please feel free to contact me at 614.783.1815 with any questions.

Sincerely,

Justin Larkin
Factory Engineering Manager
Enclosure – May 21, 2024, Incentive Offer

MEMORANDUM



TO: City Council
FROM: Carman Young, Economic Development Specialist
DATE: June 6, 2024
RE: Request for designation by Dreyer's Grand Ice Cream, Inc. as an ERA for real and personal property improvements.

BACKGROUND

PROJECT ADDRESS: 3426 & 3320 Wells Street	PROJECT LOCATED WITHIN:	EDTA
PROJECT COST: \$150,000,000	COUNCILMANIC DISTRICT:	3

COMPANY PRODUCT OR SERVICE:	Dreyer's Grand Ice Cream, Inc. produces ice cream products.
PROJECT DESCRIPTION:	Dreyer's Grand Ice Cream, Inc. will make updates its current facility to accommodate multiple chocolate lines and a bakery line.

CREATED

RETAINED

JOBS CREATED (FULL-TIME):	50	JOBS RETAINED (FULL-TIME):	524
JOBS CREATED (PART-TIME):	0	JOBS RETAINED (PART-TIME):	0
TOTAL NEW PAYROLL:	\$3,507,400	TOTAL RETAINED PAYROLL:	\$32,903,500
AVERAGE SALARY (FULL-TIME NEW):	\$70,148	AVERAGE SALARY (FULL-TIME RETAINED):	\$62,792

COMMUNITY BENEFIT REVIEW

Yes ☐ No ☐ N/A ☒

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

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?

Explain: Updates will be made to the current to accommodate multiple chocolate lines and a bakery line.

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 manufacturing, logistical distribution 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: 50 full-time positions will be created with an annual payroll of \$3,507,000 and 524 full-time positions will be retained with an annual payroll of \$32,903,500.

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

Under Fort Wayne Common Council's tax abatement policies and procedures, the properties to be designated are located within an Economic Development Target Area (EDTA) and as such the real property improvements are automatically eligible for a ten year phase-in schedule. Dreyer's Grand Ice Cream, Inc. is also eligible for a recommended ten year phase-in schedule on personal property improvements. Also under Fort Wayne Common Council's tax abatement policies and procedures, the schedules of phase-in are eligible for an enhanced deduction. Attached is a calculation of property taxes saved/paid with the deduction.

PREVIOUSLY APPROVED PHASE-INS

R-19-97 Confirming Resolution Approved April 8, 1997

Original Project Cost \$8,545,711 real estate (included warehouse 2nd floor build out, training room renovation, front office renovation, and cooler box renovation)

\$5,431,278 personal property (included new tanks, homogenizer, plate heat exchangers, pumps, air valves, fudge filling carousel, fudge filling head, and pallet racking equipment)

Amended on July 24, 2001 (Confirming Resolution R-48-01)

Amended Project Cost \$2,000,000 in additional real estate improvements and \$3,000,000 in additional personal property

Project Start Date: 5/1/97
 Project End Date: 12/31/05

R-54-02 Confirming Resolution Approved September 10, 2002

Original Project Cost \$2,000,000 real estate (included a 2,000 square foot building addition to house the freezer/hardener, renovation of the cold box and renovation of 1,300 square feet of the production room)

 \$8,000,000 personal property (included processing equipment, piping, valves, fittings, hardener, shrink wrapper, and palletizing equipment for the purpose of fabricating empty product containers and conveying them to the filling machine, establishment of a new production line and a new hardening tunnel)

Ten year deduction approved on the real property improvements and a five year deduction on the personal property improvements.

Project Start Date: 7/1/02
 Project End Date: 3/1/04

R- 79-03 Confirming Resolution Approved December 9, 2003

Original Project Cost \$1,500,000 real estate (included 3,400 square foot addition to building to house freezer/hardener)

 \$6,000,000 personal property (included piping, rigging, process refrigeration equipment for the implementation of new technology to change the conventional IC filling line.)

Ten year deduction approved on real property improvements and five year deduction approved on personal property improvements.

Project Start Date: 11/1/03
 Project End Date: 3/1/05

R-29-06 Confirming Resolution Approved April 25, 2006

Original Project Cost \$8,300,000 personal property (included process equipment, refrigeration equipment, electrical controls and instrumentation, piping & rigging and auxiliary equipment)

Five Year Deduction Approved on Personal Property Improvements (\$7.9 million reported on 2011 CF-1), 318 jobs retained with \$14,375,791 annual payroll (525 employees with \$20,821,502 payroll reported on 2011 CF-1)

Project Start Date: 4/1/06
 Project End Date: 3/1/08

R-53-07 Confirming Resolution Approved July 10, 2007

Original Project Cost \$27,000,000

\$5,000,000 real property improvements (30,000 square foot expansion to existing plant, renovation of 24,000 square feet of existing plant for production of Nestle Drumsticks)

\$22,000,000 personal property improvements (included process equipment, refrigeration equipment, electrical, controls and instrumentation, piping & rigging, and auxiliary equipment)

Ten year deductions on the real and the personal property improvements.

Project Start Date: 6/1/07

Project End Date: 7/30/08

R-14-09 Confirming Resolution Approved February 24, 2009

Original Project Cost \$21,500,000

\$21,500,000 personal property improvements (included process equipment (making frozen snacks with cones), refrigeration equipment, electrical controls and instrumentation, piping & rigging and auxiliary equipment)

Ten year deduction approved on the personal property improvements.

Project Start Date: 3/1/09

Project End Date: 3/1/10

R-24-09 Confirming Resolution Approved May 12, 2009

Original Project Cost \$4,300,000

\$4,300,000 personal property improvements (included EP line process equipment process equipment upgrades, ancillary equipment) – some equipment relocated from Texas

Ten year deduction approved on the personal property improvements.

Project Start Date: 4/1/09

Project Completion Date: 4/1/10

R-38-12 Confirming Resolution Approved July 10, 2012 Nestle Dryer's Grand Ice Cream

Original Project Cost \$31,000,000

\$1,500,000 in real property improvements and \$29,500,000 in personal property improvements (\$28,500,000 manufacturing equipment, \$750,000 logistical distribution equipment, \$250,000 information technology equipment)

Building renovations to be made to the front employee areas (cafeteria, men's and women's locker rooms, meeting rooms, office and uniform storage area, new visitor and employee entrances)

Ten year deductions approved on the real and personal property improvements.

Project Start Date: 8/1/12

Project Completion Date: 12/31/15

R-75-14 Confirming Resolution approved under Edy's Grand Ice Cream Listed under Nestle Dreyer's Grand Ice Cream, Inc.

Original Project Cost \$18,000,000

\$2,000,000 in real property improvements and \$16,000,000 in personal property improvements (\$15,000,000 manufacturing equipment, \$750,000 logistical distribution equipment, \$250,000 information technology equipment)

Significant roof repair and internal lighting replacement. Process equipment overhauls including existing safety containment for ammonia compressors, and other IT, warehousing and manufacturing equipment items to remain competitive with other Dreyer's plants.

Ten year deduction on real and personal property improvements.

Project Start Date: 9/1/14

Project Completion Date: 12/31/15

R-86-20 Confirming Resolution approved under Dreyer's Grand Ice Cream, Inc.

Original Project Cost \$41,400,000

\$4,000,000 in real property improvements and \$37,400,000 in personal property improvements (\$35,000,000 manufacturing equipment, \$2,000,000 logistical distribution equipment, \$400,000 information technology equipment)

Facility reconfiguration and improvements to accommodate a new round top cone line.

Ten year deductions on real and personal property improvements.

Project Start Date: 10/1/2020

Project Completion Date: 12/31/22

R-29-21 Confirming Resolution approved under Dreyer's Grand Ice Cream, Inc.

Original Project Cost \$150,000,000

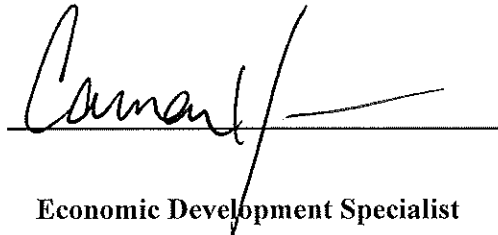
\$24,000,000 in real property improvements and \$122,000,000 in personal property improvements (\$120,600,000 in manufacturing equipment, \$1,000,000 in logistical distribution equipment, \$400,000 in information technology equipment)

Facility reconfiguration, improvement and expansion to accommodate new warehouse, pre-production equipment, and new production equipment for round top cones, flat top cones, and packaged ice cream.

Ten year deduction on real and personal property improvements

Project Start Date 7/1/2021

Project End Date 12/31/2023

A handwritten signature in black ink, appearing to read "Caman", is written over a horizontal line. The signature is stylized with a long, sweeping horizontal stroke extending to the right.

Signed:

Economic Development Specialist

POOL #2 FORT WAYNE COMMUNITY DEVELOPMENT DIVISION **TAX ABATEMENT - ESTIMATE OF SAVINGS**

Dreyers Grand Ice Cream, Inc.

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

PERSONAL PROPERTY TAX ABATEMENT - 10 yr Schedule

Year	True Cash Value	"Pool 2" Value	True Tax Value	Assessed Value	Abate %	Tax Paid %	Deduction	Taxable AV	Tax Rate	Tax Paid	Tax Saved
1	\$110,000,000	40%	\$44,000,000	\$44,000,000	100%	0%	\$44,000,000	\$0	0.028425	\$0	\$1,250,700
2	\$110,000,000	56%	\$61,600,000	\$61,600,000	100%	0%	\$61,600,000	\$0	0.028425	\$0	\$1,750,980
3	\$110,000,000	42%	\$46,200,000	\$46,200,000	100%	0%	\$46,200,000	\$0	0.028425	\$0	\$1,313,235
4	\$110,000,000	32%	\$35,200,000	\$35,200,000	100%	0%	\$35,200,000	\$0	0.028425	\$0	\$1,000,560
5	\$110,000,000	30%	\$33,000,000	\$33,000,000	100%	0%	\$33,000,000	\$0	0.028425	\$0	\$938,025
6	\$110,000,000	30%	\$33,000,000	\$33,000,000	90%	10%	\$29,700,000	\$3,300,000	0.028425	\$93,803	\$844,223
7	\$110,000,000	30%	\$33,000,000	\$33,000,000	80%	20%	\$26,400,000	\$6,600,000	0.028425	\$187,605	\$750,420
8	\$110,000,000	30%	\$33,000,000	\$33,000,000	65%	35%	\$21,450,000	\$11,550,000	0.028425	\$328,309	\$609,716
9	\$110,000,000	30%	\$33,000,000	\$33,000,000	50%	50%	\$16,500,000	\$16,500,000	0.028425	\$469,013	\$469,013
10	\$110,000,000	30%	\$33,000,000	\$33,000,000	40%	60%	\$13,200,000	\$19,800,000	0.028425	\$562,815	\$375,210
11	\$110,000,000	30%	\$33,000,000	\$33,000,000	0%	100%	\$0	\$33,000,000	0.028425	\$938,025	\$0

TOTAL TAX SAVED (10 yrs on 10 yr deduction) **\$9,302,081**
TOTAL TAX PAID (10 yrs on 10 yr deduction) **\$2,579,569**

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	\$40,000,000	\$40,000,000	\$40,000,000	100%	0%	\$40,000,000	\$0	0.028425	\$0	\$1,137,000
2	\$40,000,000	\$40,000,000	\$40,000,000	100%	0%	\$40,000,000	\$0	0.028425	\$0	\$1,137,000
3	\$40,000,000	\$40,000,000	\$40,000,000	100%	0%	\$40,000,000	\$0	0.028425	\$0	\$1,137,000
4	\$40,000,000	\$40,000,000	\$40,000,000	100%	0%	\$40,000,000	\$0	0.028425	\$0	\$1,137,000
5	\$40,000,000	\$40,000,000	\$40,000,000	100%	0%	\$40,000,000	\$0	0.028425	\$0	\$1,137,000
6	\$40,000,000	\$40,000,000	\$40,000,000	90%	10%	\$36,000,000	\$4,000,000	0.028425	\$113,700	\$1,023,300
7	\$40,000,000	\$40,000,000	\$40,000,000	80%	20%	\$32,000,000	\$8,000,000	0.028425	\$227,400	\$909,600
8	\$40,000,000	\$40,000,000	\$40,000,000	65%	35%	\$26,000,000	\$14,000,000	0.028425	\$397,950	\$739,050
9	\$40,000,000	\$40,000,000	\$40,000,000	50%	50%	\$20,000,000	\$20,000,000	0.028425	\$568,500	\$568,500
10	\$40,000,000	\$40,000,000	\$40,000,000	40%	60%	\$16,000,000	\$24,000,000	0.028425	\$682,200	\$454,800
11	\$40,000,000	\$40,000,000	\$40,000,000	0%	100%	\$0	\$40,000,000	0.028425	\$1,137,000	\$0

TOTAL TAX SAVED REAL PROPERTY (10 yrs on 10 yr deduction) **\$9,380,250**
TOTAL TAX PAID REAL PROPERTY (10 yr (10 yrs on 10 yr deduction) **\$3,126,750**

TOTAL TAX SAVED PERSONAL & REAL **\$18,682,331**
TOTAL TAX PAID PERSONAL & REAL **\$5,706,319**

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

Dreyer's Grand Ice Cream, Inc.

Points Possible	Points Awarded
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INVESTMENT (30 points possible)

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

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

Investment per employee (both jobs created and retained)

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

Estimated local income taxes generated from jobs retained

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

ECONOMIC BASE (20 points possible)

Location Quotient in designated Occupation Code

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

Greater than 1.0	5	
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Estimated Percent of Business done outside

Allen County

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

JOBS (20 points possible)

Total number of permanent jobs retained

Over 250	10	10
100 to 249	8	
50 to 99	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	8
25-49	6	
10-24	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	98
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Length of Abatement

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

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

Real Property Deduction Schedules**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

Dreyer's Grand Ice Cream, Inc.

	Points Possible	Points Awarded
INVESTMENT (30 points possible)		
Total new investment in equipment		
Over \$5,000,000	10	10
\$1,000,000 to \$4,999,999	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	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	5
\$10,000 to \$29,999	4	
\$5,000 to \$9,999	3	
\$3,000 to \$4,999	2	
less than \$3,000	1	
ECONOMIC BASE (20 points possible)		
Location Quotient in designated Occupation Code (use majority Occupation Code of all created and retained jobs)		
Greater than 1.0	5	
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	10
100 to 249	8	
50 to 99	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	8
25-49	6	
10-24	4	
1 to 9	2	
WAGES (20 points possible)		
Median salary of the jobs created and/or retained		
Over \$47,999	20	20
\$43,000 to \$47,999	16	
\$38,000 to \$42,999	12	
\$33,000 to 37,999	8	
\$28,000 to \$32,999	4	
under \$28,000	0	

BENEFITS (10 points possible)

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

SUSTAINABILITY

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

Total	93
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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
MAY 31 2024 *CR4*

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:	\$40,000,000+/-
Total cost of manufacturing equipment improvements:	\$109,000,000+/-
Total cost of research and development equipment improvements:	
Total cost of logistical distribution equipment improvements:	\$500,000+/-
Total cost of information technology equipment improvements:	\$500,000+/-
TOTAL OF ABOVE IMPROVEMENTS:	\$150,000,000+/-

GENERAL INFORMATION

Real property taxpayer's name: Dreyer's Grand Ice Cream, Inc.

Personal property taxpayer's name: Dreyer's Grand Ice Cream, Inc.

Telephone number: (260) 241-6617

Address listed on tax bill: 5929 College Ave., Oakland, CA 94618

Name of company to be designated, if applicable: Dreyer's Grand Ice Cream, Inc.

Year company was established: 1985

Address of property to be designated: 3426 N. Wells Street, Ft. Wayne, IN 46808

Real estate property identification number: 02-07-26-379-001.000-073; 02-07-26-379-003.000-073; 02-07-26-379-004.000-073

Contact person name: Justin Larkin

Contact person telephone number: (614) 783-1815 Contact email: Justin.Larkin@us.froneri.com

Contact person address: 5929 College Ave., Oakland, CA 94618

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Mr. Justin Larkin	Factory Engineering Manager	3426 N. Wells Street, Ft. Wayne, IN 46808	(614) 783-1815

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

NAME	PERCENTAGE
Froneri International Limited	100%

- ☐ 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? 100%

What is the company's primary North American Industrial Classification Code (NAICs)? 311520

Describe the nature of the company's business, product, and/or service: Ice cream manufacturing

Dollar amount of annual sales for the last three years:

Year	Annual Sales
2023	\$2,928,869,710
2022	\$3,241,503,054
2021	\$3,519,977,307

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

Customer Name	City/State	Annual Gross Sales
Walmart	Various	388,000,000
Dollar General	Various	334,000,000
Kroger	Various	244,000,000

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

Supplier Name	City/State	Annual Gross Purchases
Huhtamaki Packaging	DeSoto, KS	201,000,000
Nestrade	Solon, OH	114,000,000
Clofine Dariy	Linwood, NJ	60,000,000

List the company's top three competitors:

Competitor Name	City/State
Unilever	Englewood Cliffs, NJ
Blue Bell	Brenham, TX
Wells	Le Mars, IA

Describe the product or service to be produced or offered at the project site: Products produced include:
ball cones and packaged ice cream tubs

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 facility was previously qualified to meet the above definition and is currently located in an EDTA.

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: 500,000+/- square foot manufacturing, warehousing, and office industrial property

Describe the condition of the structure(s) listed above: Fair condition relative to its age with some maintenance and remodeling needs

Describe the improvements to be made to the property to be designated for tax phase-in purposes: Improvements to accommodate multiple chocolate lines and a bakery line.

Projected construction start (month/year): January 2024

Projected construction completion (month/year): December 2029

☐ 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)

New ice cream manufacturing equipment to support product production (chocolate lines, bakery line).

☐ 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): 1/1/2024

Date last piece of equipment will be installed (month/year): 12/31/2029

Please provide the depreciation schedule term for equipment under consideration for personal property tax phase-in:
Most of the equipment will qualify for either 5 or 7 year federal MACRS depreciation.

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
Production	51-3099	343	\$19,530,269
Maintenance	49-9040	44	\$3,423,950
Warehouse	53-7010	50	\$2,786,076
Office/Admin	43-1011	87	\$7,163,205
			\$32,903,500

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Production	51-3099	343	\$19,530,269
Maintenance	49-9040	44	\$3,423,950
Warehouse	53-7010	50	\$2,786,076
Office/Admin	43-1011	87	\$7,163,205
			\$32,903,500

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Production	51-3099	46	\$3,147,400
Maintenance	49-9040		
Warehouse	53-7010		
Office/Admin	43-1011	4	\$360,000
			\$3,507,400

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 matching, parental leave, employee assistance program, and service discounts

When will you reach the levels of employment shown above? (month/year): 12/2029

12/2019

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.

DocuSigned by:

Kim Peddlerguem

DB5874FEC77A483

Signature of Taxpayer/Owner

Kim Peddlerguem

CEO, Dreyer's Grand Ice Cream

Printed Name and Title of Applicant

5/31/2024

Date

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

Exhibit A

Dreyer's Grand Ice Cream

Legal Description of Parcels:

02-07-26-379-001.000-073

02-07-26-379-003.000-073

02-07-26-379-004.000-073

For 2024- 2029 Year Project Expansion Site

Parcel 1:

Part of a tract of land shown as the Wilson tract on the plat of Romy's Out Lots in the Southwest Quarter of Section 26, Washington Township, Allen County, Indiana, in accordance with the plat recorded in Plat Book 1, page 73, in the office of the Recorder of said County, in particular described as follows, to-wit: Commencing on the West line of the tract aforesaid as defined by the centerline of the public road known as the Lima Road, at a point situated 525.0 feet south of the Northwest corner of Lot 'B' in the aforesaid plat; thence East on a line parallel to the North line of Lot 'B', a distance of 741.0 feet to the West line of a 50 foot wide easement granted to the Indiana Service Corporation by Caroline A. Wilson in Deed Record 385, page pages 184-85; thence South along the west line of the aforesaid easement a distance of 445.1 feet to the north line of Lot 2 in the said plat of Romy's Out Lots; thence west along the North line of said Lot 2 a distance of 295.6 feet to a point situated 435.6 feet east of the centerline of the Lima Road; thence North on a line parallel to the centerline of the Lima Road; a distance of 100.0 feet; thence West on a line parallel to the North line of Lot 2, a distance of 435.6 feet to the centerline of the Lima Road; thence North on said road centerline, a distance of 343.4 feet, more or less, to the point of beginning.

Parcel 2:

The South 445.1 feet of that part of the right-of-way, 50.0 feet in width, of the former Toledo and Chicago Interurban Railway, extending Northward of the North line of Romy's Out Lot (2) to the South line of Out Lot 'B', as in the said plat recorded in Plat Book 1, page 73, in the Office of the Recorder of Allen County, Indiana, and adjoining the right-of-way of the Fort Wayne and Jackson Railroad, and in particular described as follows, to-wit:

Commencing at the Northeast corner of said Romy's Out Lot (2) as situated on the west right-of-way line of the Fort Wayne and Jackson Railroad; thence running North on and along the said right-of-way line 445.1 feet; thence West and parallel to the said Lot (2) North line, a distance of 50.0 feet; thence South and parallel to the said Railroad right-of-way line, 445.1 feet to the North line of said Romy's Out Lot (2); thence East on the line aforesaid 50.0 feet to the place of beginning.

EXCEPTING THEREFROM THE ABOVE PARCELS 1 AND 2:

Tracts known as "Parcel 6" and "Parcel 6A" as more particularly described in Warranty Deed recorded September 20, 2016 as Instrument No. 2016050819 and re-recorded October 4, 2016 as Instrument No. 2016053356, in the Office of the Recorder of Allen County, Indiana.

Exhibit A

Dreyer's Grand Ice Cream

Legal Description of Parcels:

02-07-26-379-001.000-073

02-07-26-379-003.000-073

02-07-26-379-004.000-073

For 2024- 2029 Year Project Expansion Site

Parcel 3

Consisting of the following described 6 Tracts:

Tract 1:

A parcel of land located in Section 26, Township 31 North, Range 12 East, in the City of Fort Wayne, Indiana, and more particularly described as follows:

BEGINNING at the intersection of the East right-of-way line of Wells Street and the North line of Romy's Outlots, Block B, City of Fort Wayne; thence East along the North line of Romy's Outlots, Block B, 778.0 feet to the West right-of-way line of the Penn-Central Railroad; thence deflecting left 90 degrees 32 minutes along the West right-of-way line of the Penn-Central Railroad 240.75 feet; thence deflecting left 89 degrees 20 minutes 30 seconds, 781.5 feet to the East right-of-way line of wells Street; thence deflecting left 91 degrees 28 minutes 30 seconds along the East right-of-way line of Wells street, 243.4 feet to the Point of Beginning, said in previous deed to contain 4.33 acres, more or less.

ALSO DESCRIBED AS:

The South 4.08 acres North of Romy's Outlot B and East of Lima Road, and West of the right-of-way line of the formerly known Fort Wayne, Jackson and Saginaw Railway in the Southwest Quarter of Section 26, Township 31 North, Range 12 East, Allen County, Indiana.

Tract 2:

Part of the Northeast Quarter of the Southwest Quarter of Section 26, Township 31 North, Range 12 East, Allen County, Indiana, more particularly described as follows, to wit:

BEGINNING on the centerline of Wells Street (formerly the Lima Plank Road) at a point situated, by deed, 860.64 feet South of the intersection of said centerline with the North line of said Southwest Quarter; thence East, on and along a line established by deed distances from survey monuments found 806.8 feet (recorded 806.04 feet) to the west right-of-way line of the Penn-Central Railroad at a point situated 230.7 feet Northerly from the intersection of said West right-of-way line with the North line of Romy's Outlets, Block 8, in the City of Fort Wayne, Indiana; thence Northerly by an interior angle of 89 degrees 34 minutes (recorded 89 degrees 20 minutes 30 seconds in adjoining deed), on and along said West right-of-way line, being a line situated 50.0 feet (measured at right angles) West of and parallel to the main tracks, a distance of 442.8 feet to an existing line fence; thence westerly by an interior angle of 89 degrees 38 minutes, on and along said existing line fence 190.48 feet to a survey pipe found; thence Southerly, by an interior angle of 91 degrees 00 minutes, on and along an existing line fence, 331.6 feet (recorded 332.78 feet) to a wood corner post; thence westerly by a deflection angle right of 89 degrees 48 minutes, on and along a partial line fence, 614.9 feet (recorded 617.86 feet) to the centerline of Wells Street; thence Southerly by an interior angle of 88 degrees 22 minutes, on and along said centerline, 108.57 feet to the point of beginning, said in previous deed to contain 3.483 acres of land.

Exhibit A

Dreyer's Grand Ice Cream

Legal Description of Parcels:

02-07-26-379-001.000-073

02-07-26-379-003.000-073

02-07-26-379-004.000-073

For 2024- 2029 Year Project Expansion Site

he Above described Tracts 1 and 2 also being described by perimeter survey by R.K. Karst & Associates as follows:

Part of the Southwest Quarter of Section 26, Township 31 North, Range 12 East of the Second Principal Meridian in Allen County, Indiana, North of Romy's Outlot B, East of Lima Road, and West of the former Fort Wayne, Jackson and Saginaw Railway, more particularly described as follows:

BEGINNING at a 5/8-inch steel rebar marking the intersection of the East right-of-way line of Wells Street (formerly the Lima Plank Road) with the North line of Romy's Outlets, Block B, in the City of Fort Wayne, Indiana; thence North 01 degree 24 minutes 31 seconds West, a distance of 351.97 feet along the East right-of-way line of said Wells Street to a 1/2-inch steel rebar; thence North 90 degrees 00 minutes 00 seconds East (assumed bearing, and basis of bearings for the following description), a distance of 589.90 feet to a 5/8-inch steel rebar set at a wood corner post; thence North 00 degrees 10 minutes 05 seconds East, a distance of 331.60 feet to a 5/8-inch steel rebar set; thence North 89 degrees 05 minutes 44 seconds East, a distance of 190.48 feet to a 1/2-inch steel rebar on the west right-of-way line of Penn-Centra1 Railroad; thence South 00 degrees 20 minutes 13 seconds East, a distance of 678.71 feet along said West right-of-way line to a point being 1.93 feet West of a 1/2-inch steel rebar; thence South 89 degrees 25 minutes 36 seconds West, a distance of 776.70 feet to the point of beginning; said in previous deed to contain 7.699 acres (335,365.918 square feet), more or less.

Tract 3: The North 400 feet of Lot "B" on the plat of Romy's Out Lots in Section Numbered 26 and 35 in Washington Township, according to the plat recorded in Plat Book 1, on page 73, of the Plat Books of said Allen County, excepting therefrom a strip of land of a uniform width of 50 feet off the East end of said Lot "B."

Tract 4: A strip of land of a uniform width of 50 feet off of the East end of Lot "B" in Romy's Out Lots in Section 26, Township 31 North, Range 12 East, containing approximately .52 of an acre, being the same parcel of land which was deeded to The Toledo and Chicago Interurban Railway Company, which deed was recorded November 27, 1905, in Deed Record 186, page 434, of the Deed Records of said Allen County, Indiana.

Tract 5: Part of Lot "B" Romy's Out Lots in the Southwest Quarter of Section 26, Washington Township, Allen County, Indiana, in accordance with the Plat recorded in Plat Record 1, page 73, in the Office of the Recorder of said County;

TOGETHER with part of a Tract shown as the Wilson Tract on the aforesaid recorded Plat, lying South of and adjoining said Lot "B"; in the Southwest Quarter of said Section 26, Township 31 North, Range 12 East. The captioned property being further defined as the North 125 feet of the West 520 feet of a 2.13 acre tract of land conveyed by Instrument recorded in Deed Record 603, pages 496-497, in particular by metes and bounds as follows, to-wit:

Exhibit A

Dreyer's Grand Ice Cream

Legal Description of Parcels:

02-07-26-379-001.000-073

02-07-26-379-003.000-073

02-07-26-379-004.000-073

For 2024- 2029 Year Project Expansion Site

Commencing on the West line of said Lot "B", as defined by the centerline of a public road known as the Lima Road, presently called Wells Street, at a point situated 400.0 feet South of the Northwest corner of said Lot "B"; thence Easterly on a line parallel to the North line of said Lot "B", by a deflection left of 88 degrees 59 minutes from the Southerly extension of said Wells Street centerline, a distance of 520.0 feet to a pin set, thence Southerly and parallel to said West Street centerline by a deflection right of 88 degrees 59 minutes, a distance of 125.00 feet to the South line of said 2.13 acre tract; thence Westerly along the said South line a distance of 520.0 feet to the centerline of said Wells Street; thence Northerly along the said centerline by a deflection right of 88 degrees 59 minutes, a distance of 125.0 feet to the place of beginning. Said in previous deed to contain 1.489 acres of land, more or less.

Tract 6: Part of Lot "B" Romy's Out Lots in the Southwest Quarter of Section 26, Township 31 North, Range 12 East, in particular described as follows, to-wit:

To arrive at the point of beginning, commence on the West line of said Lot "B" as defined by the centerline of a public road known as the Lima Road, presently called Wells Street in the City Maps, at a point situated 400.0 feet South of the Northwest corner of said Lot "B"; thence East on a line parallel to the North line of said Lot "B", a distance of 520.0 feet to the point of beginning initially referred to and the Northwest corner of the subject tract; thence continuing East and parallel to the North line of said Lot "B", a distance of 273.5 feet to the West right of way line of the former Lake Shore & Michigan Southern Railroad, now the Consolidated Rail Corporation as situated 50 feet normally distant Westward of the single tract centerline; thence South along the said railroad right of way line, a distance of 125.0 feet; thence West and parallel to the North line of said Lot "B", a distance of 271.0 feet; thence North and parallel to the centerline of said Wells Street, a distance of 125.0 feet to the point of beginning, said in previous deed to contain 0.78 acres, more or less, of land.

Tracts 5 and 6 are also being described by survey dated November 20, 2006 by Karst Surveying Services, Inc., as follows:

Part of Romy's Outlots Block "B" as recorded in Plat Record 1, page 73 and part of the Southwest Quarter of Section 26, Township 31 North, Range 12 East of the Second Principal Meridian, Washington Township in Allen County, Indiana, more particularly described as follows:

Commencing at the intersection of the centerline of Wells Street (formerly the Lima Plank Road) with the North line of said Romy's Outlots, Block "B", in the City of Fort Wayne, Indiana; thence South 01 degrees 24 minutes 31 seconds East (Deed bearing and basis of bearings to follow), a distance of 400.0 feet along said centerline to the South line of an existing tract described in Document Number 85-16574 in the Office of the Recorder of Allen County, Indiana, said point being the Point of Beginning of the herein described tract; thence North 89 degrees 25 minutes 28 seconds East, a distance of 794.26 feet along said South line to a 5/8" steel rebar with "Karst" identification cap set on the West right of way line of Penn Central Railroad; thence South 00 degrees 20 minutes 22 seconds East, a distance of 125.00 feet along said West right of way line to a 5/8" steel rebar with "Karst" identification cap set; thence

Exhibit A

Dreyer's Grand Ice Cream

Legal Description of Parcels:

02-07-26-379-001.000-073

02-07-26-379-003.000-073

02-07-26-379-004.000-073

For 2024- 2029 Year Project Expansion Site

South 89 degrees 25 minutes 28 seconds West, a distance of 791.93 feet parallel with the North line of said Romy's Outlots, Block B to the centerline of said Wells Street; thence North 01 degrees 24 minutes 31 seconds West, a distance of 125.00 feet along said centerline to the Point of Beginning. Said in previous deed to include 2.276 acres more or less.

EXCEPTING THEREFROM:

All of the land more particularly described in Street Dedication Deed from Edy's Grand Ice Cream to The City of Fort Wayne, recorded December 18, 1997 as Instrument No. 970072618.

Exhibit A

Dreyer's Grand Ice Cream

Legal Description of Parcels:

02-07-26-379-001.000-073

02-07-26-379-003.000-073

02-07-26-379-004.000-073

For 2024- 2029 Year Project Expansion Site

Allen Co. GIS Aerial for Parcel 02-07-26-379-001.000-073



Exhibit A

Dreyer's Grand Ice Cream

Legal Description of Parcels:

02-07-26-379-001.000-073

02-07-26-379-003.000-073

02-07-26-379-004.000-073

For 2024- 2029 Year Project Expansion Site

Allen Co. GIS Aerial for Parcel 02-07-26-379-003.000-073

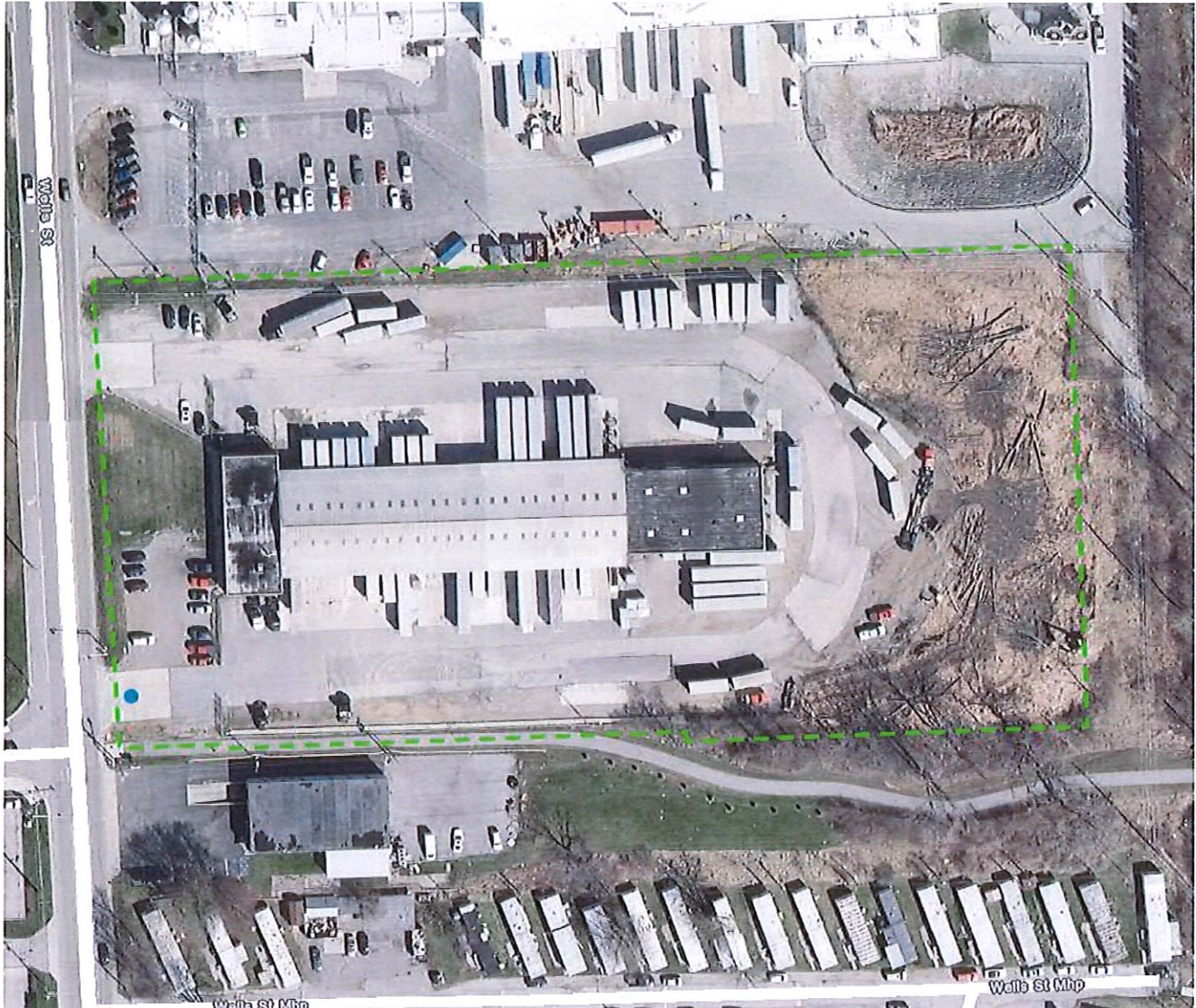


Exhibit A

Dreyer's Grand Ice Cream

Legal Description of Parcels:

02-07-26-379-001.000-073

02-07-26-379-003.000-073

02-07-26-379-004.000-073

For 2024- 2029 Year Project Expansion Site

Allen Co. GIS Aerial for Parcel 02-07-26-379-004.000-073





STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R7 / 1-21)

Prescribed by the Department of Local Government Finance

CITY OF FT. WAYNE

MAY 31 2024

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):

- ☒ 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 Dreyer's Grand Ice Cream, Inc.					
Address of taxpayer (number and street, city, state, and ZIP code) 3426 N Wells Street, Fort Wayne, IN 46808					
Name of contact person Justin Larkin			Telephone number (614) 783-1815		E-mail address Justin.Larkin@us.froneri.com
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body Fort Wayne Common Council					Resolution number
Location of property 3426 N Wells Street, Fort Wayne, IN 46808			County Allen		DLGF taxing district number 73
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) See attached					Estimated start date (month, day, year) 1/1/2024
					Estimated completion date (month, day, year) 12/31/2029
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current Number 524.00	Salaries \$32,903,500.00	Number Retained 524.00	Salaries \$32,903,500.00	Number Additional 50.00	Salaries \$3,507,400.00
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
			REAL ESTATE IMPROVEMENTS		
			COST		ASSESSED VALUE
Current values					
Plus estimated values of proposed project			40,000,000.00 +/-		
Less values of any property being replaced					
Net estimated values upon completion of project					
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) 5/31/2024
Printed name of authorized representative Kim Peddlerquem			Title CEO, Dreyer's Grand Ice Cream		

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.

***Dreyer's Grand Ice Cream
Form SB-1/RE
Explanation of 2024-2029 Proposed Project
For Ft. Wayne, Indiana Operations***

Dreyer's anticipates that the real property construction cost will be approximately \$40,000,000+/- with a start date of January 1, 2024 and a completion date by December 31, 2029.


**STATEMENT OF BENEFITS
PERSONAL PROPERTY**

State Form 51764 (R5/1-21)

Prescribed by the Department of Local Government Finance

CITY OF FT. WAYNE

MAY 31 2024

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:

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 Dreyer's Grand Ice Cream, Inc.		Name of contact person Justin Larkin			
Address of taxpayer (number and street, city, state, and ZIP code) 3426 N. Wells Street, Ft Wayne, IN 46808		Telephone number (614) 783-1815			
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT			
Name of designating body Fort Wayne Common Council		Resolution number (e)			
Location of property 3426 N Wells Street, Fort Wayne, IN 46808		County Allen			
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.) See attached		DLGF taxing district number 73			
		ESTIMATED			
		START DATE	COMPLETION DATE		
		Manufacturing Equipment	01/01/2024 12/31/2029		
		R & D Equipment			
		Logist Dist Equipment	01/01/2024 12/31/2029		
		IT Equipment	01/01/2024 12/31/2029		
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT			
Current Number 524	Salaries \$32,903,500	Number Retained 524	Salaries \$32,903,500	Number Additional 50	Salaries \$3,507,400
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
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST ASSESSED VALUE
Current values					
Plus estimated values of proposed project	109,000,000+/-				500,000+/- 500,000+/-
Less values of any property being replaced					
Net estimated values upon completion of project					
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 Kim Peddieguem		Date signed (month, day, year) 5/29/2024			
Printed name of authorized representative Kim Peddieguem		Title CEO, Dreyer's Grand Ice Cream			

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 ☐ Enhanced Abatement per IC 6-1.1-12.1-18
☐ Yes ☒ No ☐ Check box if an enhanced abatement was
☒ Yes ☐ No approved for one or more of these types.
☒ Yes ☐ No

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 \$ unlimited cost with an assessed value of \$ unlimited. (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 ☒ Enhanced Abatement per IC 6-1.1-12.1-18
☐ Year 6 ☐ Year 7 ☐ Year 8 ☐ Year 9 ☒ Year 10 Number of years approved: 10
 (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.

Dreyer's Grand Ice Cream
Form SB-1/PP
Explanation of 2024-2029 Proposed Project
For Ft. Wayne, Indiana Operations

Edy's is contemplating a potential project that would expand its current production to include a new product line at the Fort Wayne facility. New manufacturing equipment, IT equipment, and warehousing equipment would be needed for new bakery and chocolate processing operations.

The total anticipated personal property acquisition cost would be \$100,000,000-\$120,000,000+/-.

A CONFIRMING RESOLUTION designating an "Economic Revitalization Area" and approving a waiver of non-compliance under I.C. 6-1.1-12.1 for property commonly known as 3426 Wells Street, Fort Wayne, Indiana 46808, (Dreyer's Grand Ice Cream, Inc.)

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 50 full-time permanent jobs with an annual pay roll of \$3,507,400 and an average annual salary of \$70,148 and retain 524 full-time permanent jobs with a total current payroll of \$32,903,000 with the average current, annual salary of \$62,792; and

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

WHEREAS, representatives of Dreyer's Grand Ice Cream, Inc. informed Common Council that the real and personal property improvements for which they are requesting designation of an Economic Revitalization Area under I.C. 6-1.1-12.1 began January 1, 2024; and

WHEREAS, Dreyer's Grand Ice Cream, Inc has submitted a written request for a waiver of non-compliance under I.C. 6-1.1-12.1-11.3; and

WHEREAS, I.C. 6-1.1-12.1-11.3 permits non-compliance events such as the untimely filing of an application, statement of benefits, or another document required to be filed under I.C. 6-1.1-12.1; and

WHEREAS, the Common Council acknowledges that Dreyer's Grand Ice Cream, Inc has requested a waiver of non-compliance which the Common Council has the power and authority to approve under I.C. 6-1.1-12.1-11.3; and

WHEREAS, Common Council finds that Dreyer's Grand Ice Cream, Inc did not comply with I.C. 6-1.1-12.1 by:

(a) failure to provide the completed statement of benefits forms to the Common Council before the public hearing,

(b) failure to submit the completed statement of benefits form to the Common Council before initiation of redevelopment or rehabilitation,

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, I.C. 6-1.1-12.1-11.3(c) and I.C. 5-3-1 and a public hearing has been conducted on said Resolution and waiver.

WHEREAS, representatives of Dreyer's Grand Ice Cream, Inc were in attendance and presented testimony on why a waiver should be granted; and

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

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

SECTION 1. That, Common Council hereby adopts a waiver of non-compliance with I.C. 6-1.1-12.1-11.3 regarding:

(a) failure to provide the completed statement of benefits forms to the common council before the public hearing,

(b) failure to submit the completed statement of benefits form to the common council before initiation of redevelopment or rehabilitation, and

for which Dreyer's Grand Ice Cream, Inc desires to claim an Economic Revitalization Area deduction. Such waiver shall be in effect for real and property improvements during the period of January 1, 2024 through the date of this resolution.

SECTION 2. That, the Resolution previously designating the above described property as an "Economic Revitalization Area" is confirmed in all respects.

SECTION 3. 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 4. 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 January 1, 2024 and December 31, 2029 and personal property for manufacturing, logistical distribution and information technology equipment improvements to be made between January 1, 2024 and December 31, 2029. 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 5. 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 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, logistical distribution and information technology equipment.

SECTION 6. 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 \$2.8472/\$100.
- (b) If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be \$2.8472/\$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 \$2.8472/\$100 (the change would be negligible).
- (d) If the proposed new manufacturing, logistical distribution and information technology equipment is not installed, the approximate current year tax rates for this site would be \$2.8472/\$100.
- (e) If the proposed new information technology equipment is installed and no deduction is granted, the approximate current year tax rate for the site would be \$2.8472/\$100 (the change would be negligible).
- (f) If the proposed manufacturing, logistical distribution 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 \$2.8472/\$100 (the change would be negligible).

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 five 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	100%
3	100%
4	100%
5	100%
6	90%
7	80%
8	65%
9	50%
10	40%
11	0%

SECTION 9. The deduction schedule from the assessed value of new manufacturing, logistical distribution 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	100%
3	100%
4	100%
5	100%
6	90%
7	80%
8	65%
9	50%
10	40%
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. For manufacturing, 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 Common Council at the time of filing. This report must be submitted to the Allen County Auditor's Office, and the City of Fort Wayne's Community Development Division and must be included with the deduction application. For subsequent years, the performance report must be updated and submitted along with the deduction application at the time of filing.

SECTION 12. 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 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 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 13. The performance report must contain the following information:

- A. The cost and description of real property improvements and/or new manufacturing, logistical distribution and information technology equipment acquired.
- 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 14. That, the taxpayer is non-delinquent on any and all property tax due to jurisdictions within Allen County, Indiana.

SECTION 15. 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 16. 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