BILL NO. R-24-11-28

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 2515 Charleston Place, Fort Wayne, Indiana 46808 and 3919 Engle Road Fort Wayne, Indiana 46804 (Murray Equipment, Inc.)

WHEREAS, Petitioner has duly filed its petition dated November 13, 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 25 full-time permanent jobs and nine part-time jobs with a total created annual payroll of $1,399,500, with the average created annual job salary being $53,120 and retain 173 full-time, permanent jobs and 16 for a total retained annual payroll of $13,992,000, with the average retained, annual job salary being $80,248; and

WHEREAS, the total estimated project cost is $2,159,699; 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 a deduction of the assessed value of personal property for new manufacturing and information technology equipment improvements to be made between April 11, 2023 and December 31, 2023. 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 new manufacturing 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 installation of 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 new manufacturing and information technology equipment is not installed, the approximate current year tax rates for these sites would be $3.8425/$100 and $3.9067/$100.

(b) If the proposed new manufacturing and information technology equipment is installed and no deduction is granted, the approximate current year tax rate for these sites would be $3.8425/$100 and $3.9067/$100 (the change would be negligible).

(c) If the proposed new manufacturing and information technology equipment is installed and a deduction percentage of eighty percent (80%) is assumed, the approximate current year tax rate for these sites would be $3.8425/$100 and $3.9067/$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 new manufacturing and information technology equipment shall be for a period of ten years.

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

SECTION 11. 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 said 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 12. 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: **Murray Equipment, Inc. is requesting the designation of an Economic Revitalization Area for eligible personal property improvements. Murray Equipment, Inc. will purchase and install new personal property manufacturing and information technology equipment.**

EFFECT OF PASSAGE: **Investment of $2,159,699 and the creation of 25 full-time permanent jobs and nine part-time jobs with a total created annual payroll of $1,399,500, with the average created annual job salary being $53,120 and retain 173 full-time, permanent jobs and 16 for a total retained annual payroll of $13,992,000, with the average retained, annual job salary being $80,248.**

EFFECT OF NON-PASSAGE: **Potential loss of investment and creation of 25 full-time permanent jobs and nine part-time jobs with a total created annual payroll of $1,399,500, with the average created annual job salary being $53,120 and retain 173 full-time, permanent jobs and 16 for a total retained annual payroll of $13,992,000, with the average retained, annual job salary being $80,248.**

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

ASSIGNED TO COMMITTEE (CHAIR AND CO-CHAIR): **Martin Bender and Rohli Booker**

MEMORANDUM

TO: City Council

FROM: Carman Young, Economic Development Specialist

DATE: November 14, 2024

RE: Request for designation by Murray Equipment, Inc. as an ERA for personal property improvements.

BACKGROUND

PROJECT ADDRESS:	**2515 Charleston Place, 3919 Engle Road**	PROJECT LOCATED WITHIN:	**N/A**
PROJECT COST:	**$2,159,699**	COUNCILMANIC DISTRICT:	**3**

COMPANY PRODUCT OR SERVICE:	**Murray Equipment, Inc. sells automatic fluid handling equipment for agriculture and petroleum related industries.**
PROJECT DESCRIPTION:	**Murray Equipment, Inc. will purchase and in stall new personal property equipment.**

CREATED		RETAINED	
JOBS CREATED (FULL-TIME):	**25**	JOBS RETAINED (FULL-TIME):	**173**
JOBS CREATED (PART-TIME):	**9**	JOBS RETAINED (PART-TIME):	**16**
TOTAL NEW PAYROLL:	**$1,399,000**	TOTAL RETAINED PAYROLL:	**$13,992,000**
AVERAGE SALARY (FULL-TIME NEW):	**$53,120**	AVERAGE SALARY (FULL-TIME RETAINED):	**$80,248**

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-1, Limited Industrial. The use of this property is consistent with the land use policies of the City of Fort Wayne.

Yes ☐ **No** ☐ **N/A** ☒ — Project encourages the improvement or replacement of a deteriorated or obsolete structure?

Yes ☒ **No** ☐ **N/A** ☐ — Project encourages the improvement or replacement of obsolete manufacturing and/or research and development and/or information technology and/or logistical distribution equipment?
Explain: Murray Equipment, Inc. will purchase and install new manufacturing and information technology equipment.

Yes ☐ **No** ☐ **N/A** ☒ — Project will result in significant conversion of solid waste or hazardous waste into energy or other useful products?

Yes ☐ No ☐ N/A ☒ Project encourages preservation of a historically or architecturally significant structure?

Yes ☐ No ☐ N/A ☒ Construction will result in Leadership in Energy and Environmental Design (LEED) certification by the U.S. Green Building Council?

Yes ☐ No ☐ N/A ☒ Construction will use techniques to minimize impact on combined sewer overflows? (i.e. rain gardens, bio swales, etc.)

Yes ☒ No ☐ N/A ☐ ERA designation induces employment opportunities for Fort Wayne area residents?
Explain: Project will create 25 full-time permanent jobs and nine part-time jobs with a total created annual payroll of $1,399,500, with the average created annual job salary being $53,120 and retain 173 full-time, permanent jobs and 16 for a total retained annual payroll of $13,992,000, with the average retained, annual job salary being $80,248.

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 personal property improvements is ten years.

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

PREVIOUSLY APPROVED PHASE-INS

R-16-07 $2,185,000 investment to construct a 12,000 square foot expansion of the Fort Wayne facility as well as purchase and install new manufacturing, research and development, logistical distribution and informational technology equipment. Real property improvements were approved for a ten year schedule of phase-in and personal property improvements were approved for a five year schedule of phase-in.

Based on available information Murray Equipment, Inc. was complaint 2012 through 2015. No filing was made in 2016 and the phase-in, in its ninth year, was terminated by Fort Wayne Common Council.

Signed: Carma [signature]

Economic Development Specialist

POOL #2 FORT WAYNE COMMUNITY DEVELOPMENT DIVISION

TAX ABATEMENT - ESTIMATE OF SAVINGS

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

Murray Equipment, Inc.

PERSONAL PROPERTY TAX ABATEMENT - 10 yr Schedule

Year	True Cash Value	"Pool 2"	True Tax Value	Assessed Value	Abatement %	Tax Paid %	Deduction	Taxable A V	Tax Rate	Tax Paid	Tax Saved
1	$2,159,699	40%	$863,880	$863,880	100%	0%	$863,880	$0	0.030707	$0	$26,527
2	$2,159,699	56%	$1,209,431	$1,209,431	90%	10%	$1,088,488	$120,943	0.030707	$3,714	$33,424
3	$2,159,699	42%	$907,074	$907,074	80%	20%	$725,659	$181,415	0.030707	$5,571	$22,283
4	$2,159,699	32%	$691,104	$691,104	70%	30%	$483,773	$207,331	0.030707	$6,367	$14,855
5	$2,159,699	30%	$647,910	$647,910	60%	40%	$388,746	$259,164	0.030707	$7,958	$11,937
6	$2,159,699	30%	$647,910	$647,910	50%	50%	$323,955	$323,955	0.030707	$9,948	$9,948
7	$2,159,699	30%	$647,910	$647,910	40%	60%	$259,164	$388,746	0.030707	$11,937	$7,958
8	$2,159,699	30%	$647,910	$647,910	30%	70%	$194,373	$453,537	0.030707	$13,927	$5,969
9	$2,159,699	30%	$647,910	$647,910	20%	80%	$129,582	$518,328	0.030707	$15,916	$3,979
10	$2,159,699	30%	$647,910	$647,910	10%	90%	$64,791	$583,119	0.030707	$17,906	$1,990
11	$2,159,699	30%	$647,910	$647,910	0%	100%	$0	$647,910	0.030707	$19,895	$0
							TOTAL TAX SAVED		(10 yr deduction)		<u>$138,870</u>
							TOTAL TAX PAID		(10 yr deduction)		<u>$113,138</u>

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

Personal Property Abatements

Tax Abatement Review System

Murray Equipment, Inc.

	Points Possible	Points Awarded
INVESTMENT (30 points possible)		
Total new investment in equipment		
Over $5,000,000	10	
$1,000,000 to $4,999,999	8	8
$500,000 to $999,999	6	
$0 to $499,999	4	
Investment per employee (both jobs created and retained)		
$35,000 or more	10	
$18,500 to $34,999	8	
$6,250 to $18,499	6	6
$1,250 to $6,249	4	
less than $1,249	2	
Estimated local income taxes generated from jobs retained		
$80,000 or more	5	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	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	
25-49	6	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 82

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

NOV 13 2024

COMMUNITY DEVELOPMENT

12/2019

ECONOMIC REVITALIZATION AREA APPLICATION
CITY OF FORT WAYNE, INDIANA

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

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

Total cost of real estate improvements:	
Total cost of manufacturing equipment improvements:	2,107,675.00
Total cost of research and development equipment improvements:	
Total cost of logistical distribution equipment improvements:	
Total cost of information technology equipment improvements:	52,024.00
TOTAL OF ABOVE IMPROVEMENTS:	2,159,699.00

GENERAL INFORMATION

Real property taxpayer's name: Murray Equipment, Inc.

Personal property taxpayer's name: Murray Equipment, Inc.

Telephone number: 260 484-0382

Address listed on tax bill: 2515 Charleston Pl, Fort Wayne, IN 46808 & 3919 Engle Rd, Fort Wayne , IN 46804

Name of company to be designated, if applicable:

Year company was established: 01/25/1960

Address of property to be designated: 2515 Charleston Pl, Fort Wayne, IN 46808 & 3919 Engle Rd, Fort Wayne , IN 46804

Real estate property identification number: 02-07-28-427-006.000-073

Contact person name: Martha Murray

Contact person telephone number: 260 484-0382 Contact email: mmurray@murrayequipment.com

Contact person address: 2515 Charleston Place, Fort Wayne, IN 46808

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Dan Murray	President/CEO	2515 Charleston Place, Fort Wayne, IN 46808	260 480-1331
David Musselman	Director of Operations	2515 Charleston Place, Fort Wayne, IN 46808	260 480-1368
Martha Murray	Chief Financial Officer	2515 Charleston Place, Fort Wayne, IN 46808	260 715-4568

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

NAME	PERCENTAGE
Dan Murray	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? 97%

What is the company's primary North American Industrial Classification Code (NAICs)? 333200

Describe the nature of the company's business, product, and/or service: Manufacturer and sells automated fluid handling equipment for agriculture and petroleum related industries.

Dollar amount of annual sales for the last three years:

Year	Annual Sales
09/30/2022	86,494,304.00
09/30/2021	61,938,371.00
09/30/2020	57,817,050.00

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

Customer Name	City/State	Annual Gross Sales
Petro-Calibrations/PeMex	Mexico	11,426,000
BASF Corp	Charlotte, NC	4,800,000
Musket Corp	Houston, TX	4,000,000

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

Supplier Name	City/State	Annual Gross Purchases
Dikman Systems Ltd	Bulgaria	3,314,000
Precision Tank LLC	Virginia, IL	2,757,000
Century Foundry, Inc.	Muskegon, MI	1,570,000

List the company's top three competitors:

Competitor Name	City/State
Liquid Controls	Oklahoma City, OK
Farmchem	Floyd, IA
Kahler Automation	Fairmont, MN

Describe the product or service to be produced or offered at the project site:
Produce automated fluid handling equipment for agriculture and petroleum related industries.

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?
MEI is located within the corporate limits of the City of FW and the lack of available land & building prevents a normal development of use of property. The limitation that we have on real estate options may lead to a decline in employment and tax revenues if we can not invest in these new manufacturing and information technology equipment improvements to increase production and efficiency within our current spaces.

REAL PROPERTY INFORMATION

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

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

____

____

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

____

____

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

____

____

____

____

Projected construction start (month/year): ______________

Projected construction completion (month/year): ______________

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

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

This project will adhere to all applicable federal, state, and municipal statutes, regulations, ordinances and codes, including but not limited to all Indiana and Allen County Building Codes and the Allen County Zoning Ordinance. Adherence to all applicable federal, state, and municipal statutes, regulations, ordinances and codes will be maintained throughout all design, permitting, contractor licensure, and construction phases of the Property owner's project. Said adherence shall be attested to on the initial tax phase-in application and each annual Compliance with Statement of Benefits Form.

PERSONAL PROPERTY INFORMATION

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

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

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

Freestanding Jib Crane, Okamoto OGM-8 Grinder, TCS C307150FX Cast & Machine Fixture,
TCS C300175FX Die Cast and Machine Tools, PUMA 2100Y II Lathe, Haas VF-4 with HRT210,
A Brodie Meter Co LLC, Stafco Horiz Double wall Tank, Yamazen (2) CEC Mill and Flex2 Automation,
ACCESSA Paint System, IBM Power System Upgrade to 9105-41B (Power 10 4-core machine), and
Hey Automatic Centering Machine

☐ 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): April 2023

Date last piece of equipment will be installed (month/year): December 2023

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

Machinery and equipment 7 - 10 years

Computers and office equipment 5 years

ELIGIBLE VACANT BUILDING INFORMATION

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

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

What year was the structure built? ______________________

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

____

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

Projected occupancy date (month/year): ______________________________________

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

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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
see excel spreadsheet attached			

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
see excel spreadsheet attached			

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
see excel spreadsheet attached			

PUBLIC BENEFIT INFORMATION

Current Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
see execel spreadsheet attached			

Retained Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
see execel spreadsheet attached			

Additional Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
see execel spreadsheet attached			

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: Pension Plan is 401k Plan

When will you reach the levels of employment shown above? (month/year): 12/31/2023

REQUIRED ATTACHMENTS

The following must be attached to the application.

1. **Statement of Benefits Form(s) (first page/front side completed)**

2. **Full legal description of property and a plat map identifying the property boundaries. (Property tax bill legal descriptions are not sufficient.) Should be marked as Exhibit A.**

3. **Check for non-refundable application fee made payable to the City of Fort Wayne.**

ERA filing fee (either real or personal property improvements)	.1% of total project cost not to exceed $1,000
ERA filing fee (both real and personal property improvements)	.1% of total project cost not to exceed $1,500
ERA filing fee (vacant commercial or industrial building)	$500
ERA filing fee in an EDTA	$200
Amendment to extend designation period	$300
Waiver of non-compliance with ERA filing	$1,000 + ERA filing fee

4. **Owner's Certificate (if applicant is not the owner of property to be designated) Should be marked as Exhibit B if applicable.**

CERTIFICATION

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

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

Signature of Taxpayer/Owner

DANIEL MURRAY, PRESIDENT
Printed Name and Title of Applicant

11/13/24
Date

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

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Sales Managers	11 2022	2	
Facilities Managers	11 3013	1	
Computer and Information Systems Managers	11 3021	2	
Financial Managers	11 3031	2	
Industrial Production Managers	11 3051	2	
Human Resources Managers	11 3121	1	
Managers, All Other	11 9199	2	
Chief Executives	11-1011	2	
General and Operations Managers	11-1021	6	
Buyers and Purchasing Agents	13 1020	4	
Project Management Specialists	13 1082	2	
Accountants and Auditors	13 2011	2	
Computer User Support Specialists	15 1232	3	
Software Developers	15 1252	1	
Web and Digital Interface Designers	15 1255	1	
Electrical Engineers	17 2071	7	
Mechanical Engineers	17 2141	11	
Bookkeeping, Accounting, and Auditing Clerks	40 3031	1	
Sales Representatives, Wholesale and Manufacturinc	41 4011	13	
Sales and Related Workers, All Other	41 9099	1	
Bill and Account Collectors	43 3011	2	
Billing and Posting Clerks	43 3021	1	
Customer Service Representatives	43 4051	7	
Production, Planning, and Expediting Clerks	43 5061	6	
Shipping, Receiving, and Inventory Clerks	43 5071	7	
Secretaries and Administrative Assistants, Except Legal, Medical, and Executive	43 6014	1	
First-Line Supervisors of Production and Operating W	51 1011	2	
Electrical, Electronic, and Electromechanical Assembl	51 2028	14	
Structural Metal Fabricators and Fitters	51 2041	1	
Miscellaneous Assemblers and Fabricators	51 2090	25	
Cutting, Punching, and Press Machine Setters, Opera	51 4031	2	
Machinists	51 4041	26	
Welders, Cutters, Solderers, and Brazers	51 4121	3	
Inspectors, Testers, Sorters, Samplers, and Weighers	51 9061	3	
Coating, Painting, and Spraying Machine Setters, Ope	51 9124	2	
Computer Numerically Controlled Tool Operators	51 9161	4	
Helpers--Production Workers	51 9198	1	
		173	**13,883,000.00**

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Electrical, Electronic, and Electromechanical Assembl	51 2028	4	
Miscellaneous Assemblers and Fabricators	51 2090	8	
Machinists	51 4041	8	
Computer Numerically Controlled Tool Operators	51 9161	5	

Hired EE's since 2/2023 + predicated others

		25	**1,328,000.00**

Current Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
General and Operations Managers	11-1021	1	
Software Developers	15 1252	1	
Mechanical Engineers	17 2141	3	
Secretaries and Administrative Assistants, Except Legal, Medical, and Executive	43 6014	1	
Electrical, Electronic, and Electromechanical Ass	51 2028	2	
Electrical Engineers	17 2071	1	
Machinists	51 4041	1	
Helpers--Production Workers	51 9198	6	
		16	**109,000.00**

Retained Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
General and Operations Managers	11-1021	1	
Software Developers	15 1252	1	
Mechanical Engineers	17 2141	3	
Secretaries and Administrative Assistants, Except Legal, Medical, and Executive	43 6014	1	
Electrical, Electronic, and Electromechanical Ass	51 2028	2	
Electrical Engineers	17 2071	1	
Machinists	51 4041	1	
Helpers--Production Workers	51 9198	6	
		16	**109,000.00**

Additional Part-Time or Temporary Job

Occupation	Occupation Code	Number of Jobs	Total Payroll
Helpers--Production Workers	51 9198	6	
Mechanical Engineers	17 2141	2	
Electrical Engineers	17 2071	1	

since 2/2023 number of predicated other PT/ Temp EE's coming in for internships/ sumemr help

9 71,500.00

LEGAL DESCRIPTION: LOT #10 IN CENTENNIAL INDUSTRIAL PARK, SECTION II, AS RECORDED IN PLAT BOOK #40, PAGES 56-59, IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA, EXCEPT A TRIANGULAR PIECE OF LOT #10, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT # 13 IN CENTENNIAL INDUSTRIAL PARK, SECTION II, SAID POINT ALSO BEING THE WEST CORNER OF LOT #10 IN SAID ADDITION; THENCE SOUTHEAST ALONG THE EAST LINE OF LOT #13, A DISTANCE OF 331.98 FEET; THENCE NORTH WITH A DEFLECTION ANGLE LEFT OF 172 DEGREES 04 MINUTES 50 SECONDS AND PARALLEL TO THE WEST LINE OF SAID LOT #13, A DISTANCE OF 245.55 FEET; THENCE NORTHWEST WITH A DEFLECTION ANGLE LEFT OF 28 DEGREES 46 MINUTES 20 SECONDS A DISTANCE OF 95.0 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.129 ACRES.

TOGETHER WITH A TRIANGULAR PIECE AT THE SOUTHEAST CORNER OF LOT #13 IN SAID CENTENNIAL INDUSTRIAL PARK, SECTION II, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT #13 IN CENTENNIAL INDUSTRIAL PARK, SECTION II; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT, 32.49 FEET; THENCE NORTH BY A DEFLECTION ANGLE RIGHT OF 90 DEGREES 14 MINUTES 40 SECONDS AND PARALLEL TO THE WEST LINE OF SAID LOT #13, A DISTANCE OF 233.68 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF LOT #13; THENCE SOUTHEAST ALONG THE EAST LINE OF LOT #13, WITH A DEFLECTION ANGLE RIGHT OF 172 DEGREES 04 MINUTES 50 SECONDS A DISTANCE OF 235.79 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.87 ACRES.

FLOOD STATEMENT:

THE "FLOOD INSURANCE RATE MAP" FOR THE CITY OF FORT WAYNE, INDIANA, COMMUNITY-PANEL NUMBER 180003 0015B, APRIL 3, 1985, INDICATES THE ABOVE DESCRIBED REAL ESTATE LIES IN ZONE C.

SURVEYOR'S REPORT:

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH "TITLE 864, ARTICLE 1.1, CHAPTER 13, SECTION 1 THROUGH 34" OF THE "INDIANA ADMINISTRATIVE CODE" WHICH ESTABLISHES THE MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF INDIANA.

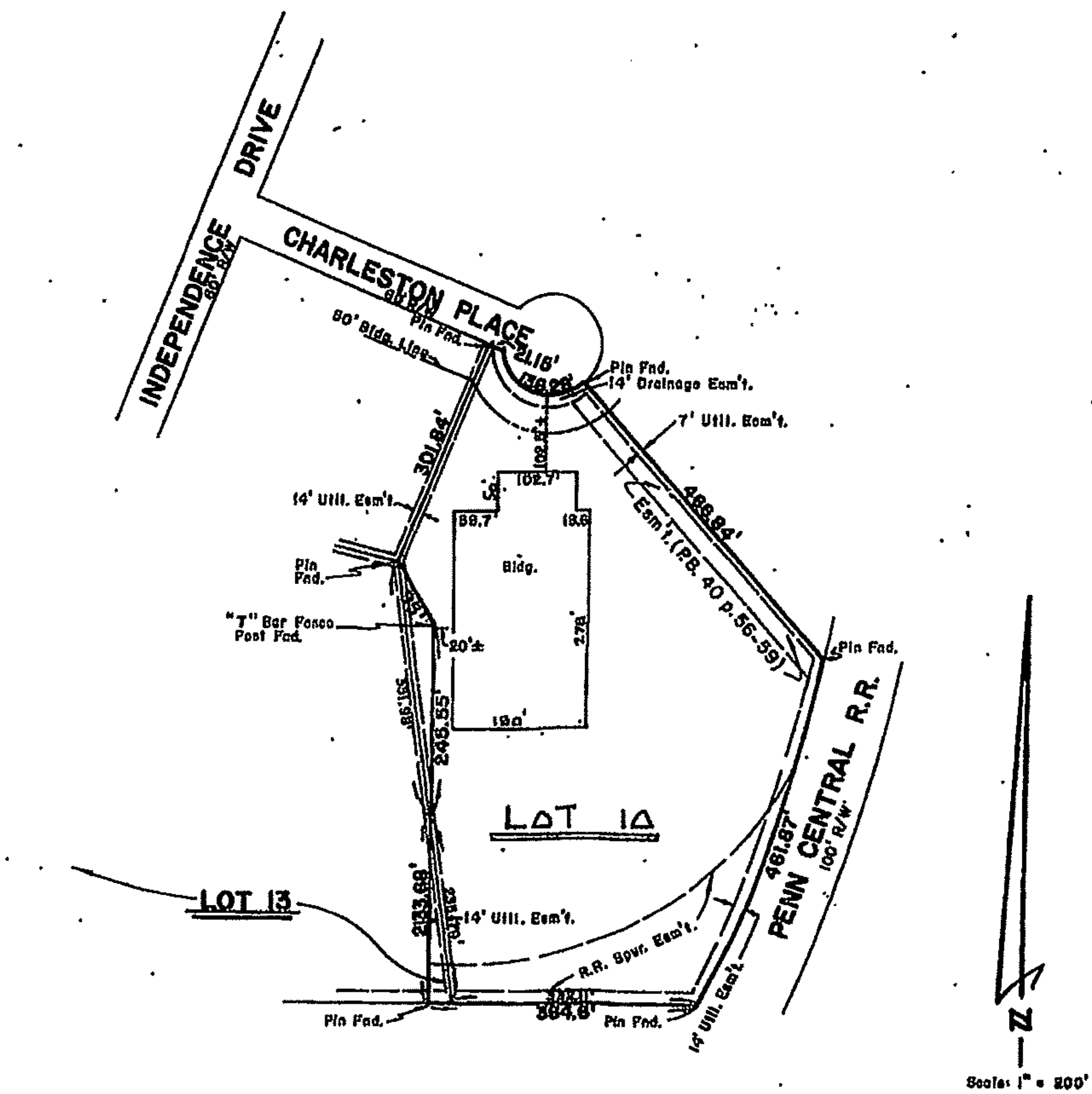
THE "THEORETICAL UNCERTAINTY" OF THE CORNERS OF THE DESCRIBED REAL ESTATE IS WITHIN THE SPECIFICATIONS FOR A CLASS "B" SURVEY (0.25 FEET) AS DEFINED BY IAC 864.

OCCUPATION LINES APPEAR TO CONFORM WITH THE RECORD DESCRIPTION. DISCREPANCIES ARE SHOWN ON THE SURVEY PLAT.

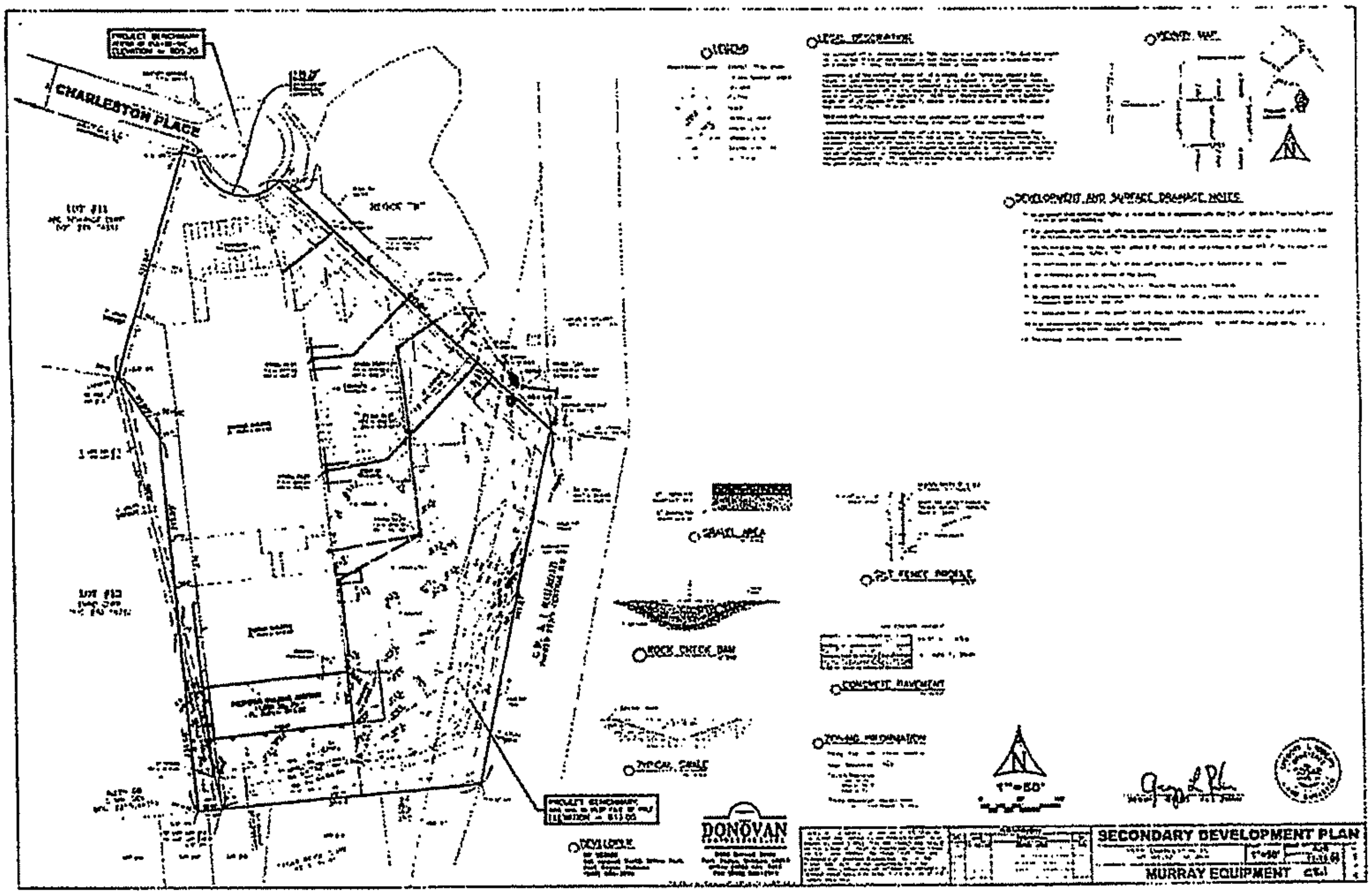
I HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS MADE UNDER MY SUPERVISION AS SHOWN, IS CORRECT TO THE BEST OF MY KNOWLEDGE AND INFORMATION, AND WAS COMPLETED ON SEPTEMBER 12, 1990.

Joseph B. Stoody Jr.

JOSEPH B. STOODY JR.
REGISTERED
No. S-0144
STATE OF
INDIANA
LAND SURVEYOR


INDEPENDENCE DRIVE
80' R/W
CHARLESTON PLACE
60' R/W
Pin Fnd.
80' Bldg. Line
21.16'
Pin Fnd.
14' Drainage Esm't.
7' Util. Esm't.
301.84'
102.7'
14' Util. Esm't.
89.7'
13.6
Bldg.
Pin Fnd.
Esm't. (P.B. 40 p. 56-59)
"T" Bar Fence Post Fnd.
20'±
278'
Pin Fnd.
305.98'
246.55'
190'
PENN CENTRAL R.R.
100' R/W
LOT 1A
461.87'
LOT 13
2133.69'
14' Util. Esm't.
R.R. Spur Esm't.
364.6'
Pin Fnd.
Pin Fnd.
14' Util. Esm't.
N
Scale: 1" = 200'

SECONDARY DEVELOPMENT PLAN FROM 2006/REDUCED PHOTOCOPY:



Current Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Sales Managers	11 2022	2	
Facilities Managers	11 3013	1	
Computer and Information Systems Managers	11 3021	2	
Financial Managers	11 3031	2	
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Machinists	51 4041	26	
Welders, Cutters, Solderers, and Brazers	51 4121	3	
Inspectors, Testers, Sorters, Samplers, and Weighers	51 9061	3	
Coating, Painting, and Spraying Machine Setters, Ope	51 9124	2	
Computer Numerically Controlled Tool Operators	51 9161	4	
Helpers--Production Workers	51 9198	1	
		173	**13,883,000.00**

ZOHRAB K. TAZIAN, P.E. & L.S.

zktazian ASSOCIATES, INC.
CIVIL ENGINEERING · SURVEYING · LAND PLANNING
10104 WOODLAND PLAZA COVE
FORT WAYNE, IN 46825
PH: (260) 497-7575
FAX: (260) 497-9114

SURVEY NO. 2019-7-1

CERTIFICATE OF SURVEY

This document is a record of a retracement survey of land and real estate prepared in conformity with established rules of surveying and made in accordance with the records or plat on file in the Recorder's Office of Allen County, State of Indiana. The land described exists in full dimensions as shown hereon in feet & decimals of a foot. Corners were perpetuated as indicated.

SEE PAGE 2 OF 3 FOR DESCRIPTION OF REAL ESTATE

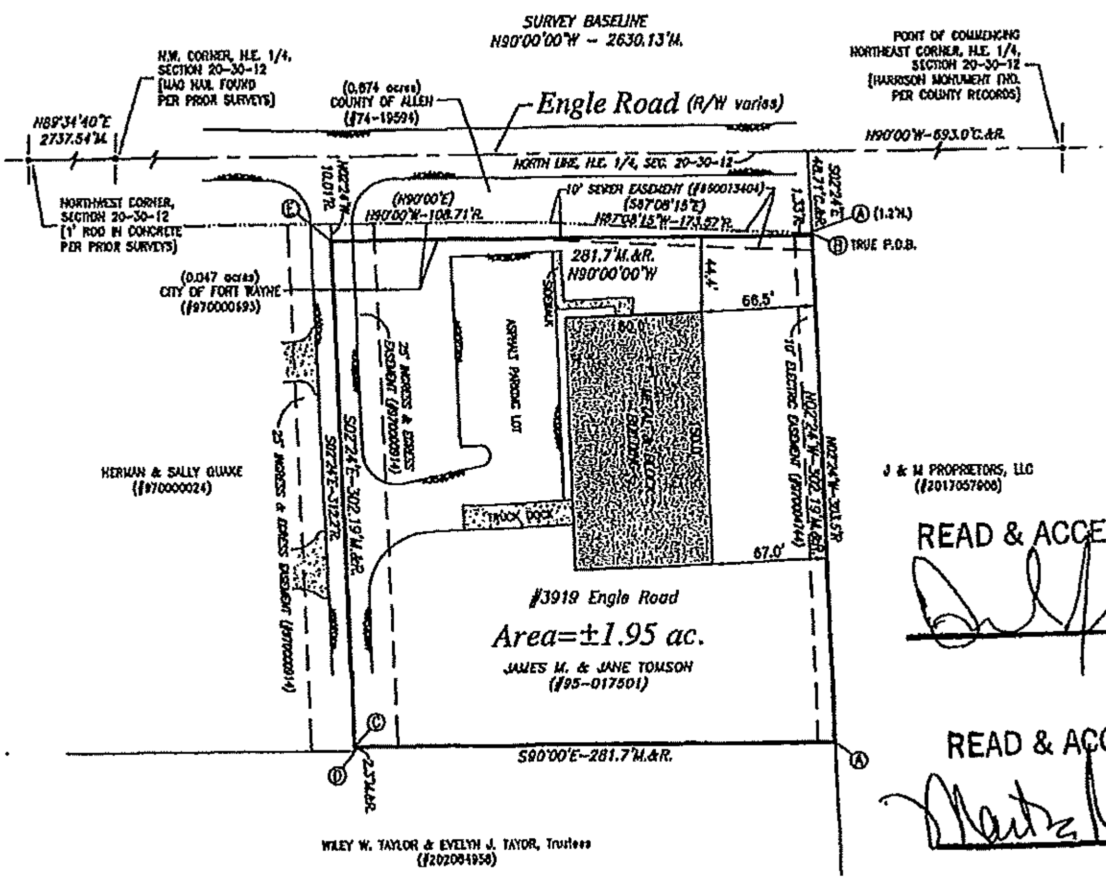
Abbreviations

Meas./M. = Measured
Rec./R. = Recorded
Calc./C. = Calculated
C.F.R. = Calc. from Rec.
Fnd. = Found
dn. = Down
N. = North
S. = South
W. = West
E. = East
Sec. = Section
Cor. = Corner
P.O.B. = Point of Beginning
Frac. = Fractional

Monument Legend

(A) – 1/2" rod fnd. up 0.1' [no cap]
(B) – 5/8" rod fnd. up 0.2' [Korst cap]
(C) – 1.5" pipe fnd. down 1'
(D) – 1/2" rod fnd. dn. 1' [Tazian cap]
(E) – Mag nail fnd. flush

Scale in feet: 1"=80'
0 40 80
Fieldwork Completed: 7-1-2019



READ & ACCEPTED BY

READ & ACCEPTED BY

ZOHRAB K. TAZIAN, P.E. & L.S.

zktazian ASSOCIATES, INC.
CIVIL ENGINEERING SURVEYING LAND PLANNING
10104 WOODLAND PLAZA COVE
FORT WAYNE, INDIANA 46825
PHONE: (260) 497-7675
FAX: (260) 497-9114
Email: zktassociates@tazian.com

RECORD DESCRIPTION (per Document No. 95-017501 and Document No. 970000693)

Document No. 95-017501

Part of the East Half of the Northeast Quarter of Section 20, Township 30 North, Range 12 East, Allen County, Indiana, more particularly described as follows, to wit:

Commencing at the Northeast comer of said Northeast Quarter; thence North 90 degrees 00 minutes West (assumed bearing and is used as the basis for the bearings in this description), on and along the North line of said Northeast Quarter, a distance of 693.0 feet; thence South 02 degrees 24 minutes East and parallel to the East line of said Northeast Quarter, a distance of 48.71 feet to a point on the South right-of-way line of Engle Road, said South right-of-way line having been established by the conveyance of 0.674 acres of land from Erwin A. Dressler and Kenneth W. Dressler to the County of Allen, Indiana in a deed recorded August 21, 1974 in Document #74-19594 in the Office of the Recorder of Allen County, Indiana, this point being the true point of beginning; thence North 87 degrees 08 minutes 15 seconds West, on and along said South right-of-way line, a distance of 173.57 feet; thence North 90 degrees 00 minutes West, continuing along said South right-of-way line and parallel to said North line, a distance of 108.71 feet; thence South 02 degrees 24 minutes East and parallel to the East line of said Northeast Quarter, a distance of 312.2 feet; thence South 90 degrees 00 minutes East and parallel to the North line of said Northeast Quarter, a distance of 281.7 feet; thence North 02 degrees 24 minutes West and parallel to said East line, a distance of 303.5 feet to the true point of beginning, containing 2.000 acres of land, subject to all easements of record.

EXCEPTING THEREFROM

Document No. 970000693

Part of the East Half of the Northeast Quarter of Section 20, Township 30 North, Range 12 East, Allen County, Indiana, more particularly described as follows, to-wit:

COMMENCING at the Northeast corner of said Northeast Quarter; thence North 90 degrees 00 minutes West (assumed bearing and is used as the basis for the bearings in this description), on and along the North line of said Northeast Quarter, a distance of 693.0 feet; thence South 02 degrees 24 minutes East and parallel to the East line of said Northeast Quarter, a distance of 48.71 feet to a point on the South right-of-way line of Engle Road, said South line having been established by the conveyance of 0.674 acres of land from E.A. Dressler and K.W. Dressler to the County of Allen, Indiana, in Document #74-19594 in the Office of the Recorder of Allen County, Indiana, this point being the true point of beginning of the following; thence continuing South 02 degrees 24 minutes East a distance of 1.33 feet to a point; thence North 90 degrees 00 minutes West a distance of 281.7 feet to a point; thence North 02 degrees 24 minutes West a distance of 10.01 feet to a point on the existing South right-of-way line of Engle Road; thence North 90 degrees 00 minutes East on and along the existing South right-of-way line of Engle Road a distance of 108.71 feet to a point; thence South 87 degrees 08 minutes 15 seconds East on and along the South right-of-way line of Engle Road a distance of 173.57 to the true point of beginning, containing 2067.36 square feet or 0.047 acres more or less.

The intent of this conveyance is to provide 50 feet of right-of-way South of the North line of the aforementioned Northeast Quarter Section.

SURVEYOR'S REPORT

IN ACCORDANCE WITH RULE 12 OF TITLE 865 OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES OF THE LOCATION OF LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS RESULT OF THE AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS; INCONSISTENCIES IN OCCUPATION OR POSSESSION LINES; DISCREPANCIES OR AMBIGUITIES IN RECORD DESCRIPTIONS AND PLATS; AND RANDOM ERRORS IN MEASUREMENTS. REFER TO THE GRAPHIC PORTION OF THIS SURVEY FOR ADDITIONAL INFORMATION REGARDING THIS DISCUSSION. THIS SURVEY IS WITHIN THE SPECIFICATIONS FOR AN URBAN CLASS SURVEY AS DEFINED IN IAC 865. CONTRACT REQUIREMENTS: THIS SURVEY WAS COMPLETED IN ACCORDANCE WITH TITLE 865 INDIANA ADMINISTRATIVE CODE 1-12-12 TO THE OWNER OF RECORD AND THE TITLE COMPANY OF CONTRACT FOR THE EXCLUSIVE USE IN THE CONVEYANCE OF THE ABOVE DESCRIBED REAL ESTATE. THE ATTACHED PLAT OF SURVEY IS NOT WARRANTED OR ASSIGNED TO ANY PERSON(S) AFTER SAID CONVEYANCE IS COMPLETE.

This survey was completed without the benefit of a title commitment or abstract of title. A complete title search may reveal facts that may change portions of this survey. This property was previously surveyed by this firm on August 1, 1988 as Survey No. QB-132"A" and resurveyed on December 28, 1995 and October 8, 1996

The purpose of this survey is a retracement survey of a tract of real estate described in Document No. 95-017501; excepting that portion dedicated to the City of Fort Wayne, Indiana in Document No. 970000693 as recorded in the Office of the Recorder of Allen County, Indiana.

REFERENCES: The following documents were reviewed for the preparation of this survey.

a). The record deeds for the subject parcel and adjoining parcels, as shown on the graphic portion of the survey.
b). Allen County Surveyor's Office cornerstone records.
c). A previous survey of the subject tract by this firm last dated October 8, 1996.
d). Z. K. Tazian Associates, Inc. surveys of parcels in Section 20-30-12.

ZOHRAB K. TAZIAN, P.E. & L.S.

zktazian ASSOCIATES, INC.
CIVIL ENGINEERING SURVEYING LAND PLANNING
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FORT WAYNE, INDIANA 46825
PHONE: (260) 497-7676
FAX: (260) 497-9114
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SURVEY NO. 2019-7-1

AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS:
In our field research for this survey, we located a sufficient number of adjacent monuments (as shown on the graphic segment of this survey), which in our opinion, provided us with enough data to verify or reestablish the deed location of the subject property relative to the applicable found and accepted governmental lines and/or corners (i.e.: section or quarter section) or adjacent lots within a platted subdivision. Unless noted otherwise on this survey, all found monuments are flush with the ground, in good material condition and firmly set in the ground.

- The Northeast corner of the Northeast Quarter of Section 20-30-12: ------------ Harrison monument found per County references.
- The Northwest corner of the Northeast Quarter of Section 20-30-12: ------------ Documented mag nail found in above referenced surveys.
- The Northwest corner of Section 20-30-12: ---------------------------------- 1" rebar in concrete found in above referenced surveys.

The North line of the Northeast Quarter of Section 20 was established between the monuments found at the Northwest corner and the Northeast corner of the Northeast Quarter Section 20-30-12.

ESTABLISHMENT OF LINES AND CORNERS:
The line between the monuments found at the Northeast corner of the Northeast Quarter of Section 20-30-12 and the Northwest corner of the Northeast Quarter of Section 20-30-12 was held as the baseline for this survey. This baseline was used because the terminal ends appeared to be undisturbed monuments which had the same distance between them as given on prior surveys in the Section. Also, the angular and distance relationships to adjacent monuments were within tolerances for an Urban class of survey when compared to data given on the record deed.

- The North, East, South and West lines of subject tract were established by record bearings and distances and confirmed by found survey monuments as shown on the graphic portion of the survey.

- There are no side yard or rear yard setbacks given on the record deed and written evidence of setbacks has not been provided to this office as required by State Statute 865 IAC 1-12-13 (12) & (13).
- The clients for this survey are the owners, James M. & Jane Tomson.

INCONSISTENCIES IN OCCUPATION OR POSSESSION LINES: Items, such as fences indicating occupation or possession lines, are shown on the graphic portion of this survey with dimensions indicating their position relative to the lines and corners of this survey. The dimensions are given to the nearest tenth of a foot to illustrate the difference of the inconsistencies between said occupation or possession lines with the deed or plat line(s). Any uncertainty associated with these items is limited to the significant figures indicated by the dimensions.

There is no visible evidence of possession found along the boundary lines.

It is my opinion that the relative positional accuracy (due to random errors in measurement) of this survey is within that allowable for an Urban class of survey; 0.07 feet plus 50 parts per million, as defined in IAC 865.

NOTES:
1. This survey is an opinion of a licensed land surveyor of the State of Indiana as to the actual location of the lines and corners outlined in the deed description. This opinion is based on logic, relevant field and research evidence, and established surveying principles. However, this opinion is subject to the interpretation of its deed description, and the boundaries of adjacent tracts may not be consistent with the boundaries of the subject tract. As a consequence, another surveyor may arrive at a different conclusion and different location of the boundaries.
2. Unplatted easements, setback lines, restrictive covenants, or land use regulation affecting the subject tract are shown only when documentation of such matters has been furnished by the client.
3. Subsurface and environmental condition were not examined or considered as a part of this survey.
4. Expression of distances to hundredths of a foot and angles to seconds of arc is solely to minimize errors introduced by rounding. Neither distance nor angles can be measured to the degree of precision implied by the stated units. No dimension on the survey can be interpreted to be of greater precision that the relative positional accuracy stated in this report.

THIS SURVEY WAS PERFORMED BY, OR UNDER, THE RESPONSIBLE DIRECTION OF THE UNDERSIGNED REGISTERED LAND SURVEYOR AND TO THE BEST OF SAID REGISTERED LAND SURVEYOR'S KNOWLEDGE AND BELIEF. SAID SURVEY WAS EXECUTED ACCORDING TO THE APPLICABLE SURVEY REQUIREMENTS OF Title 865 I.A.C. - 1-12.
Title 865 I.A.C. – 1-12.

ZOHRAB K. TAZIAN REGISTERED No. S0011 STATE OF INDIANA LAND SURVEYOR

DATE: July 4, 2019

REGISTERED INDIANA LAND SURVEYOR

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.
Printed name: Zohrab K. Tazian.

CITY OF FT. WAYNE
NOV 13 2024 CR
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: Murray Equipment, Inc.	Name of contact person: Martha Murray
Address of taxpayer *(number and street, city, state, and ZIP code)*: 2515 Charleston Place, Fort Wayne, Indiana 46808	Telephone number: (260) 484-0382

SECTION 2 — LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body: Fort Wayne Common Council		Resolution number (s)
Location of property: 3919 Engle Road, Fort Wayne, Indiana 46804 and 2515 Charleston Place, Fort Wayne, Indiana 46808	County: Allen	DLGF taxing district number: 075, 074

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.)*
Hey Automatic Centering Machine, Freestanding Jib Crane, Okamoto OGM-8 Grinder, TCS C307150FX, Cast & Machine Fixture, TCS C300175FX Die Cast and Machine Tools, PUMA 2100Y II Lathe, Haas VF-4 with HRT210, A Brodie Meter Co, LLC, Stafco, Horiz Double wall Tank, Yamazen (2) CEC Mill and Flex2 Automation, ACCESSA Paint System

	ESTIMATED START DATE	ESTIMATED COMPLETION DATE
Manufacturing Equipment	04/11/2023	12/31/2023
R & D Equipment		
Logist Dist Equipment		
IT Equipment	06/30/2023	07/31/2023

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

Current Number	Salaries	Number Retained	Salaries	Number Additional	Salaries
189	13,992,000	189	13,992,000	34	1,399,000

SECTION 4 — ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current values								
Plus estimated values of proposed project	2,107,675						52,024	
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: Martha M. Murray	Date signed *(month, day, year)*: 11/13/2024
Printed name of authorized representative: Martha M. Murray	Title: CFO

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 considering a waiver of non-compliance for late filed documents and designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for properties commonly known as 2515 Charleston Place, Fort Wayne, Indiana 46808 and 3919 Engle Road Fort Wayne, IN 46804 (Murray Equipment, Inc.)

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

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

WHEREAS, said project will create 25 full-time permanent jobs and nine part-time jobs with a total created annual payroll of $1,399,500, with the average created annual job salary being $53,120 and retain 173 full-time, permanent jobs and 16 for a total retained annual payroll of $13,992,000, with the average retained, annual job salary being $80,248; and

WHEREAS, the total estimated project cost is $2,159,699; and

WHEREAS, Fort Wayne Common Council previously approved this project for personal property improvements under Resolution R-33-23; and

WHEREAS, the approved personal property was purchased but due to lack of space at 2515 Charleston Place some equipment was located at 3919 Engle Road which was not designated under the original Resolution R-33-23; and

WHEREAS, representatives of Murray Equipment, Inc. informed Common Council that the personal property improvements approved under Resolution R-33-23 for which they requested designation of an Economic Revitalization Area under I.C. 6-1.1-12.1 are complete; and

WHEREAS, Murray Equipment, 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 Murray Equipment, 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 Murray Equipment, Inc. did not comply with I.C. 6-1.1-12.1 by failing to designate an area as an economic revitalization area before the instillation of new manufacturing and information technology equipment; 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, I.C. 6-1.1-12.1-11.3(c) and I.C. 5-3-1and a public hearing has been conducted on said Resolution and waiver.

WHEREAS, representatives of Murray Equipment, 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 under I.C. 6-1.1-12.1-11.3 regarding the failure to designate an area as an economic revitalization area before the instillation of new manufacturing and information technology equipment for which Murray Equipment, Inc. desires to claim an Economic Revitalization Area deduction. Such waiver shall be in effect for property improvements during the period of April 1, 2023 through December 31, 2023.

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

SECTION 3. That, the hereinabove described properties are 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 properties as an "Economic Revitalization Area" shall apply to a deduction of the assessed value of personal property for new manufacturing and information technology equipment improvements that were made between April 1, 2023 through December 31, 2023.

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 and information technology, 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 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 these sites would be $3.8425/$100 and $3.9067/$100.

(b) If the proposed development does occur and no deduction is granted, the approximate current year tax rate for these sites would be $3.8425/$100 and $3.9067/$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 these sites would be $3.8425/$100 and $3.9067/$100 (the change would be negligible).

(d) If the proposed new manufacturing and information technology equipment is not installed, the approximate current year tax rates for these sites would be $3.8425/$100 and $3.9067/$100.

(e) If the proposed new manufacturing and information technology equipment is installed and no deduction is granted, the approximate current year tax rate for these sites would be $3.8425/$100 and $3.9067/$100 (the change would be negligible).

(f) If the proposed manufacturing and information technology equipment is installed and a deduction percentage of eighty percent (80%) is assumed, the approximate current year tax rate for these sites would be $3.8425/$100 and $3.9067/$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 personal property shall be for a period of ten years.

SECTION 8. The deduction schedule from the assessed value of new manufacturing 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 manufacturing 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 Assessor'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 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 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 12. 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 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 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 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

MURRAY EQUIPMENT INC.

November 14, 2024

TO: Fort Wayne Common Council

Re: Murray Equipment Inc.

This correspondence is in reference to Resolution 33-23, which was awarded to our company, Murray Equipment, Inc. The original application submitted by the company for this resolution only indicated 2515 Charleston Place, Fort Wayne, IN 46808 as the address for which property would be purchased. Due to a lack of physical space, the company was required to install equipment listed on the application and property tax forms at 3919 Engle Road, Fort Wayne, IN 46804. Furthermore, with the company's officers being new to the abatement application process, we did not realize we must list any address in which this equipment would be installed on the application.

We are requesting a waiver of non-compliance to designate 3919 Engle Road as an Economic Revitalization Area so that the tax phase-in can be applied to the equipment originally approved under Resolution R-33-23.

We appreciate you considering our request, and please feel free to let us know if you have any questions.

Sincerely,

Martha Murray

Martha Murray
Chief Financial Officer

2515 Charleston Place, Fort Wayne, IN 46808
Phone: (260) 484-0382 • Fax: (260) 484-9230 • Toll Free: (800) 348-4753
www.murrayequipment.com