

A RESOLUTION approving Compliance with Statement of Benefits (CF-1) form filings for 2025 for properties with approved "Economic Revitalization Areas" under I.C. 6-1.1-12.1

WHEREAS, Common Council has previously designated and declared by Declaratory Resolution and Confirming Resolution with approved Statement of Benefits (SB-1) forms property for the following property owners as "Economic Revitalization Areas" 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, property owners whose Statement of Benefits (SB-1) form was approved after July 1, 1991 who file a deduction application under Sections 3 and 4.5 of I.C. 6-1.1-12.1 and Section 153.21 of the Municipal Code of the City of Fort Wayne, Indiana, must file a Compliance with Statement of Benefits Form (CF-1) with the Allen County Auditor, the Allen County Assessor and the City of Fort Wayne showing information on the extent to which there has been compliance with the approved Statement of Benefits for the project; and

WHEREAS, property owners in Exhibit A have filed Compliance with Statement of Benefit Forms with the Allen County Auditor's Office, Allen County Assessor's Office and the City of Fort Wayne; and

WHEREAS, Common Council designated the City of Fort Wayne Community Development Division as the entity for the administration, application, processing and monitoring of Economic Revitalization Areas under Section 153.13 of the Municipal Code of the City of Fort Wayne; and

WHEREAS, Common Council has defined substantial compliance under Section 153.21 of the Municipal Code of the City of Fort Wayne as:

1. Meeting 75% or more of the numbers of full-time and/or part-time jobs stated to be created or retained as delineated in the original Statement of Benefits Form (SB-1) approved by Common Council; and
2. Meeting 75% or more of the total payroll stated to be created or retained as delineated in the original Statement of Benefits Form (SB-1) approved by Common Council; and

1 **WHEREAS**, Common Council shall determine not later than forty-five (45) days
2 after receipt of the Compliance of Statement of Benefits Form (CF-1) that the property
3 owner has substantially complied with the original Statement of Benefits Form (SB-1)
4 approved by Common Council.

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

7 **SECTION 1.** That, the Compliance with Statement of Benefits Forms (CF-1)
8 filed for property owners listed in **Exhibit A** with approved economic revitalization areas
9 are in substantial compliance pursuant to I.C. 6-1.1-12.1 and Section 153.21 of the
10 Municipal Code of the City of Fort Wayne.

11 **SECTION 2.** That, this Resolution shall be in full force and effect from and after
12 its passage and any and all necessary approval by the Mayor.
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15 Member of Council
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17 APPROVED AS TO FORM A LEGALITY
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19 _____
20 Malak Heiny, City Attorney
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EXHIBIT A

2025 COMPLIANT WITH STATEMENT OF BENEFITS

CF-1RE	CF-1PP	COMPANY	RES #	TYPE	DESIGNATION ADDRESS
4/29/2025		121 W Wayne LLC	92-14	R	127 W Wayne Street, Suite 100
4/30/2025		AALCO Distributing Company, Inc.	111-18	P	4701 W. Washington Ctr Rd
4/29/2025		ABF, Inc.	30-21	R	4877 Adams Center Road
4/28/2025	4/28/2025	Acadia Hospital	21-21	B	3955 W. Washington Center Road
5/1/2025	5/1/2025	Accutech Mold & Machine	R-12-17	B	2817 Goshen Road
		Accutech Mold & Machine	16-18	P	2817 Goshen Road
5/1/2025	5/1/2025	Accutech Mold & Machine, Inc.	55-19	P	2817 Goshen Road
5/1/2025	5/1/2025	Alconex Specialty Products	34-18	B	7255 Chalfant Road
5/1/2025	5/1/2025	American Sealants, Inc./Zaremba Holdings, LLC	85-20	B	9190 Yeager Lane
5/1/2025	5/1/2025	American Sealants/ABZ Realty/Zaremba Holdings	30-15	B	9190 Yeager Lane
	4/29/2025	Arteck, Inc./Dammeyer Enterprises, LLC/Show Realty, LLC	R-92-23	P	3619 Centennial Drive & 3311 Enterprise Road
4/29/2025	4/29/2025	Ash Brokerage Corporation	19-15	B	888 Harrison Street
4/30/2025		Ashberry Elght, LLC	63-17	R	202 W. Berry Street
5/1/2025	5/1/2025	AWB Holdings, LLC	2-12	B	203 East Berry Street
EXPIRED	CHECK	Brotherhood Mutual Insurance Company	13-13	B	6400 Brotherhood Way
4/22/2025	4/22/2025	Brotherhood Mutual Insurance Company	25-19	B	6400 Brotherhood Way
4/29/2025		Centlivre, LLC Biggs-RCI LLC	22-16	R	2807, 2817, 2827, 2903, 2907, 2917 Westbrook Drive
5/1/2025		Cityscape Flats, LLC/Pride Cityscape Flats	62-15	R	1250 Ewing Street
4/29/2025		Clear Choice Glass	17-24	R	4051 Kraft Parkway
5/15/2025		HI Clinic VP, LLC/House Investments	R-18-24	R	2020 McKinney Avenue
4/21/2025	4/21/2025	CPI Card Group/Didler Limited Partnership	28-14	B	613 High Street
5/15/2025		Craftline Graphics, Inc.	R-8-21	P	3522 W. Ferguson Road
5/15/2025		CSW I, LLC Columbia Street	52-21	R	126, 135 W. Columbia St. 613, 617 S. Harrison Street
	5/1/2025	Dana Light Axle Products	75-21	P	2100 W State Blvd
	5/1/2025	Dana Light Axle Products LLC	99-14	P	2100 W State Blvd
	5/1/2025	Dana Light Axle Products LLC	R-53-16	P	2100 W. State Blvd
5/1/2025	5/1/2025	Dirig Sheet Metal/CWSW, LLC	R-3-21	B	918 W. Cook Road
4/7/2025		Don Yeoman Service Center	92-15	R	540 East Pettit Avenue
EXPIRED	5/15/2025	Edy's Nestle Dreyers Grand Ice Cream	38-12	B	3426 Wells Street
5/15/2025	5/15/2025	Edy's Nestle Dreyer's Grand Ice Cream	75-14	B	3426 Wells Street
5/15/2025	5/15/2025	Dreyer's Grand Ice Cream, Inc.	86-20	B	3426 Wells Street
5/15/2025	5/15/2025	Dreyer's Grand Ice Cream, Inc.	29-21	B	3426 Wells Street
5/15/2025	5/15/2025	Dreyer's Grand Ice Cream, Inc.	R-28-24	B	3426 Wells Street
	4/24/2025	Ellison Bakery LLC	35-20	P	4108 W. Ferguson Road
	4/24/2025	Ellison Bakery, Inc.	72-15	P	4108 W. Ferguson Road
	4/28/2025	ET Fort Wayne IV	R-33-22	R	4433 Gulfstream Drive
	4/10/2025	Faurecia Emissions Control Technologies, LLC	21-17	P	4510 Airport Expressway
4/10/2025		Faurecia for HBC Realty/Royce&Janice Carville	R-37-16	R	4510 Airport Expressway
4/10/2025		Faurecia for HBC Realty/Royce&Janice Carville	22-17	R	4510 Airport Expressway
	4/24/2025	First Gear	R-77-22	P	4321 Goshen Road
	4/24/2025	First Gear, Inc.	47-18	P	4321 Goshen Road
	4/24/2025	First Gear, Inc.	66-19	P	4321 Goshen Road
4/30/2025		Fort Rel, LLC	R-93-23	R	835 Van Buren Street
5/8/2025	5/8/2025	Fort Wayne Metals Quoin Enterprises, LLC d/b/a Labeca, LLC	29-09	B	3401 McArthur Drive
	5/8/2025	Fort Wayne Metals/Labeca, LLC	51-10	P	3401 McArthur Drive
5/8/2025	5/8/2025	Fort Wayne Metals Research Products	26-14	B	Multiple Addresses
	5/8/2025	Fort Wayne Metals/Labeca, LLC	87-17	P	Multiple Addresses
5/8/2025		Fort Wayne Metals/Quoin	85-17	R	4202 Piper Drive
5/8/2025	5/8/2025	Fort Wayne Metals/TEG Investments, LLC	86-17	B	Multiple Addresses
5/8/2025	5/8/2025	Fort Wayne Metals Reserch Products, LLC Pleasant Twp	R-7-22	B	Multiple Addresses
5/8/2025	5/8/2025	Fort Wayne Metals Reserch Products, LLC Wane Twp	R-8-22	B	Multiple Addresses
4/30/2025	4/30/2025	Fox & Main, LLC	98-17	B	204, 226 W. Main Street
4/29/2025		GH FTW II, LLC Spec	33-20	R	8645 Aviation Drive
SOLD		GH Land Company	3-19	R	8610 Avlonics Drive
4/29/2025		GLC Skyline LLC	26-16	R	221 W. Berry Street
5/1/2025		HardHell	R-25-22	R	4455 & 4453 Airway Avenue
4/28/2025		Hatchworks	R-101-23	R	5801 Adams Center Road
4/30/2025		HDS, LLC	R-27-22	RV	9107 Yeager Lane
4/30/2025		Heat-Power Engineering Co./HBJ Holdings, LLC	R-1-17	R	702 Incentive Way
5/1/2025	5/1/2025	Intellectual Technology, Inc	101-13	BV	2980 E. Coliseum Blvd.
5/1/2025	5/1/2025	Intellectual Technology, Inc.	22-15	B	2980 E. Coliseum Blvd.
5/1/2025	5/1/2025	Intellectual Technology, Inc.	55-17	B	2990 E. Coliseum Blvd.
	4/23/2025	International Paper Company	12-13	P	3904 Ferguson Road

5/1/2025		Isabelle Garden	R-12-23	R	3710 E. State Blvd
5/1/2025		Isabelle Garden	R-15-23	R	1627 Laverne
4/29/2025		Koch Air LLC	R-94-23	R	6002 Speedway Drive
	4/30/2025	L3Harris Technologies, Inc.	R-38-23	P	1919 W. Cook Road
4/23/2025	4/23/2025	Marathon Labels, Inc./Orion Real Estate Development, LLC	R-74-23	B	3459 Metro Drive North
5/1/2025		Markar Properties II, LLC	R-72-23	R	2488 Persistence Drive
	5/15/2025	McCoy Bolt Works, Inc.	115-18	P	2811 Congressional Pkwy
5/1/2025	5/1/2025	Michael Kinder and Sons Inc.	66-21	B	6055 Innovation Way
	4/28/2025	Murray Equipment	R-61-24	P	2515 Charleston Place
EXPIRED	5/1/2025	Nemcomed FW, LLC Avalign	25-11	B	8727 Clinton Park Drive
4/30/2025	4/30/2025	New Process Graphics MERGE FILES	R-76-22	B	310 W. Cook Road
4/30/2025		Office 30 Venture	31-21	R	5001 US 30 W
5/1/2025		One Summit II, LLC	70-17	R	101 E. Washington Blvd.
	5/1/2025	Otteweller	3-22	P	2910 3011 3111 Congressional Parkway
5/1/2025	5/1/2025	P&A Realty, Inc.	101-13	BV	2980 E. Coliseum Blvd.
5/1/2025	5/1/2025	P&A Realty, Inc.	22-15	B	2980 E. Coliseum Blvd.
5/1/2025	5/1/2025	P&A Realty, Inc.	55-17	B	2990 E. Coliseum Blvd.
	4/30/2025	Peg Perego USA, Inc.	41-11	P	3625 Independence Drive
4/30/2025	4/30/2025	Prairie Farms Dairy	20-17	B	3400 Lima Road
4/29/2025		Precision Ft. Wayne waiver	32-21	R	5402 Moeller Road
	4/28/2025	Premier Hydraulic Augers, Inc.	R-19-24	P	2707 Lofty Drive
4/30/2025	EXPIRED	Premier Truck Rental/RTT Investments, LLC	90-14	B	9400 Bluffton Road
4/30/2025	EXPIRED	Premier Truck Rental, LLC/RTT Investments	R-56-16	B	9138 Bluffton Road
4/30/2025	4/30/2025	Premier Truck Rental, LLC/RTT Investments	R-34-22	B	9138 Bluffton Road
4/30/2025		Project Mastodon Ft Wayne LLC	18-21	R	5510 Flaugh Road
4/29/2025	4/29/2025	PSP Seals, LLC Pro Seal & Plastics Global Seal Logistics	49-18	B	3702 Vanguard Drive
	4/30/2025	Quake Manufacturing	17-12	P	3923 Engle Road
	4/30/2025	Quake Manufacturing, Inc.	116-18	P	3923 Engle Road
4/30/2025	4/30/2025	RetirementHomeTV/KDS Investment Properties, LLC	31-13	B	4604 Arden Drive
4/30/2025	4/30/2025	RetirementHomeTV/KDS Investment Properties, LLC	20-18	B	4604 Arden Drive
4/21/2025		Rogers Markets	43-18	R	3850 Concept Court
5/15/2025	5/15/2025	Sabert	R-1-20	B	8510 Ardmore Road
5/1/2025	5/1/2025	BAE Systems Controls, Inc./ETCL Fort Wayne, LLC	106-13	B	4250 Airport Expressway
4/27/2025		Schaab Riverfront	R-30-23	R	1302, 1228, 1216 N. Harrison
5/1/2025		Silverado Cook Properties, LLC	R-99-22	R	1919 W. Cook Road
5/1/2025		Silverado Cook Properties, LLC	R-39-23	R	1919 W. Cook Road
4/28/2025		Siocum Pointe/Parkview Hospital/Brightpoint	79-17	R	2529 Curdes Avenue
	4/30/2025	Smith Brothers	R-23-22	P	9107 Yeager Lane
	5/1/2025	States Engineering Inc./Chuck Bivens Services, Inc.	R-27-24	P	10216 Airport Drive
4/23/2025		Superior Lofts, LLC	10-15	BV	102 & 124 West Superior Street
4/29/2025	4/29/2025	Sweetwater Holdings	110-18	B	5501 W. Highway 30
4/29/2025	4/29/2025	Sweetwater Sound Holdings, LLC/Sweetwater Sound, Inc.	90-15	B	5501 US Highway 30 West
4/29/2025	4/29/2025	Sweetwater Sound, Inc	15-13	B	5501 U.S. Highway 30 West
4/30/2025		TB Southtown	28-19	R	7719 Southtown Xing
5/1/2025	5/1/2025	The Medical Protective Company	73-15	B	5814 Reed Road
5/1/2025		Thunder Pointe LP/Brightpoint	R-16-23	R	2314 Dunkleberg Road
4/28/2025	4/28/2025	Tippmann Innovations	48-18	B	6340 Innovation Blvd
4/18/2025	4/18/2025	TJW Industrial/Three J Properties, LLC	R-9-24	B	2605 Innovation Court
4/30/2025		UTEC, Inc.	32-20	R	111 E. Wayne Street
5/9/2025	5/9/2025	Vita Nonwovens	13-15	B	9403 Avlonics Drive
5/15/2025	5/15/2025	VOSS Automotive	2-13	B	4640 Hillegas Road
5/15/2025	5/15/2025	VOSS Automotive	83-18	B	4640 Hillegas Road
4/4/2025		Waynedale Ventures/H&H Leasing	20-19	R	6708 Old Trail Road
	5/1/2025	Whitcraft Enterprises, Inc	65-12	P	4323 Merchant Road
	5/1/2025	Whitcraft Enterprises/Precise Manufacturing	R-9-21	P	4323 Merchant Road
4/30/2025	4/30/2025	ZAC VR LLC & ZAC TH LLC Whitelodging	R-2-18	B	223 W. Jefferson Blvd

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE: A Resolution approving Compliance with Statement of Benefits (CF-1) Form filings for 2025 for properties with approved “Economic Revitalization Areas” under I.C. 6-1.1-12.1

DEPARTMENT REQUESTING ORDINANCE: Community Development Division

SYNOPSIS OF ORDINANCE: This resolution affirms that Compliance with Statement of Benefits (CF-1) Form filings made by property owners listed in Exhibit A in May 2025 with approved economic revitalization areas are in substantial compliance pursuant to both City of Fort Wayne Code and Indiana Code.

EFFECT OF PASSAGE: Will allow property owners with existing economic revitalization area designations to continue to receive their tax abatement benefit

EFFECT OF NON-PASSAGE: Potential loss of new development

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

ASSIGNED TO COMMITTEE (CHAIR & CO-CHAIR): Geoff Paddock and Nathan Hartman