

**A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 3505 Focus Drive, 3430 and 3468 West Ludwig Road Fort Wayne, Indiana 46818 (Koorsen Fire & Security, Inc./Koorsen Properties LLC)**

**WHEREAS**, Koorsen Fire & Security, Inc./Koorsen Properties LLC ("Petitioner") has duly filed its petition dated June 25, 2025 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 ten full-time permanent jobs with an annual payroll of \$561,000 and an average annual salary of \$56,160 and retain 75 full-time jobs with an annual payroll of \$4,992,000 and an average annual salary of \$66,560; and

**WHEREAS**, the total estimated project cost is \$3,000,000; 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 a deduction of the assessed value of real estate improvements to be made between July 1, 2025 and December 31, 2026. Should any delays occur, an updated timeframe will be communicated to the Allen County Assessor and Allen County Auditor by Community Development staff in writing.

**SECTION 4.** That, the estimate of the number of individuals that will be employed or whose employment will be retained and the estimate of the annual salaries of those individuals and the estimate of the value of redevelopment or rehabilitation, all contained in Petitioner's Statement of Benefits submitted to the City of Fort Wayne, Indiana ("City") are reasonable and are benefits that can be reasonably expected to result from the proposed described redevelopment or rehabilitation.

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

- (a) If the proposed development does not occur, the approximate current year tax rates for this site would be \$2.8425/\$100.
- (b) If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be \$2.8425/\$100 (the change would be negligible).
- (c) If the proposed development occurs, the deduction schedule listed below in Section 8 is assumed, the approximate current year tax rate for the site would be \$2.8425/\$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 hereinabove described real property shall be for a period of ten years.

**SECTION 8.** The deduction schedule from the assessed value of the hereinabove described real property pursuant to I.C. 6-1.1-12.1-17 shall be:

| Year of Deduction | Percentage |
|-------------------|------------|
| 1                 | 100%       |
| 2                 | 95%        |
| 3                 | 80%        |
| 4                 | 65%        |
| 5                 | 50%        |
| 6                 | 40%        |
| 7                 | 30%        |
| 8                 | 20%        |
| 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 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 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: **Founded locally in 1946, Koorsen Fire & Security, Inc./Koorsen Properties LLC is one of the largest fire and security companies in the country. Koorsen Fire & Security, Inc./Koorsen Properties LLC will construct a new 17,000 square foot office and warehouse.**

EFFECT OF PASSAGE: **Investment of \$3,000,000, and the creation of ten full-time jobs with an annual payroll of \$561,600 and an average annual salary of \$56,160 and the retention of 75 full-time jobs with an annual payroll of \$4,992,000 and an average annual salary of \$66,560.**

EFFECT OF NON-PASSAGE: **Potential loss of investment, and the creation of ten full-time jobs with an annual payroll of \$561,600 and an average annual salary of \$56,160 and the retention of 75 full-time jobs with an annual payroll of \$4,992,000 and an average annual salary of \$66,560.**

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

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

# MEMORANDUM



**TO:** City Council

**FROM:** Carman Young, Economic Development Specialist

**DATE:** July 1, 2025

**RE:** Request for designation by Koorsen Fire & Security, Inc./Koorsen Properties LLC as an ERA for real property improvements.

## BACKGROUND

|                  |                                                  |                            |     |
|------------------|--------------------------------------------------|----------------------------|-----|
| PROJECT ADDRESS: | 3505 Focus Drive,<br>3430, 3468 West Ludwig Road | PROJECT<br>LOCATED WITHIN: | N/A |
| PROJECT COST:    | \$24,821,426                                     | COUNCILMANIC<br>DISTRICT:  | 3   |

|                             |                                                                                                                                                 |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| COMPANY PRODUCT OR SERVICE: | Founded locally in 1946, Koorsen Fire & Security, Inc./Koorsen Properties LLC is one of the largest fire and security companies in the country. |
| PROJECT DESCRIPTION:        | Koorsen Fire & Security, Inc./Koorsen Properties LLC will construct a new 17,000 square foot office and warehouse.                              |

### CREATED

### RETAINED

|                                 |           |                                      |             |
|---------------------------------|-----------|--------------------------------------|-------------|
| JOBS CREATED (FULL-TIME):       | 10        | JOBS RETAINED (FULL-TIME):           | 75          |
| JOBS CREATED (PART-TIME):       | 0         | JOBS RETAINED (PART-TIME):           | 0           |
| TOTAL NEW PAYROLL:              | \$561,600 | TOTAL RETAINED PAYROLL:              | \$4,992,000 |
| AVERAGE SALARY (FULL-TIME NEW): | \$56,160  | AVERAGE SALARY (FULL-TIME RETAINED): | \$66,560    |

## COMMUNITY BENEFIT REVIEW

Yes ☒ No ☐ N/A ☐

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

**Explain:** Two of the properties to be designated are currently vacant. One is undeveloped.

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 I2, 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:** One of the properties to be designated has a vacant residential structure and detached garage that will be replaced.

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?

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: Creation of ten new full-time permanent jobs with a new annual payroll of \$561,000 with an average annual salary of \$56,100 and the retention of 75 full-time jobs with an annual payroll of \$4,992,000 and an average annual salary of \$66,560.**

Yes ☒ No ☐ N/A ☐

Taxpayer is NOT delinquent on any or all property tax due to any taxing jurisdiction within Allen County.

### POLICY

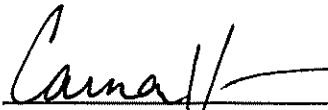
Per the policy of the City of Fort Wayne, the following guidelines apply to this project:

1. The period of deduction for real property improvements is ten years.

### PREVIOUSLY APPROVED PHASE-INS

Koorsen Fire & Security, Inc./Koorsen Properties LLC has not previously applied, or been approved, for a tax phase-in.

Signed:

  
 Economic Development Specialist

COMMUNITY DEVELOPMENT DIVISION

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

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

Koorsen Properties LLC/Koorsen Fire & Security, Inc.

## REAL PROPERTY TAX ABATEMENT - 10 yr Schedule

| Year                          | Cash Value  | True Tax Value | Assessed Value | Tax Abatement % | Tax Paid % | Deduction   | Taxable AV  | Tax Rate                   | Tax Paid         | Tax Saved |
|-------------------------------|-------------|----------------|----------------|-----------------|------------|-------------|-------------|----------------------------|------------------|-----------|
| 1                             | \$3,000,000 | \$3,000,000    | \$3,000,000    | 100%            | 0%         | \$3,000,000 | \$0         | 0.028425                   | \$0              | \$85,275  |
| 2                             | \$3,000,000 | \$3,000,000    | \$3,000,000    | 95%             | 5%         | \$2,850,000 | \$150,000   | 0.028425                   | \$4,264          | \$81,011  |
| 3                             | \$3,000,000 | \$3,000,000    | \$3,000,000    | 80%             | 20%        | \$2,400,000 | \$600,000   | 0.028425                   | \$17,055         | \$68,220  |
| 4                             | \$3,000,000 | \$3,000,000    | \$3,000,000    | 65%             | 35%        | \$1,950,000 | \$1,050,000 | 0.028425                   | \$29,846         | \$55,429  |
| 5                             | \$3,000,000 | \$3,000,000    | \$3,000,000    | 50%             | 50%        | \$1,500,000 | \$1,500,000 | 0.028425                   | \$42,638         | \$42,638  |
| 6                             | \$3,000,000 | \$3,000,000    | \$3,000,000    | 40%             | 60%        | \$1,200,000 | \$1,800,000 | 0.028425                   | \$51,165         | \$34,110  |
| 7                             | \$3,000,000 | \$3,000,000    | \$3,000,000    | 30%             | 70%        | \$900,000   | \$2,100,000 | 0.028425                   | \$59,693         | \$25,583  |
| 8                             | \$3,000,000 | \$3,000,000    | \$3,000,000    | 20%             | 80%        | \$600,000   | \$2,400,000 | 0.028425                   | \$68,220         | \$17,055  |
| 9                             | \$3,000,000 | \$3,000,000    | \$3,000,000    | 10%             | 90%        | \$300,000   | \$2,700,000 | 0.028425                   | \$76,748         | \$8,528   |
| 10                            | \$3,000,000 | \$3,000,000    | \$3,000,000    | 5%              | 95%        | \$150,000   | \$2,850,000 | 0.028425                   | \$81,011         | \$4,264   |
| 11                            | \$3,000,000 | \$3,000,000    | \$3,000,000    | 0%              | 100%       | \$0         | \$3,000,000 | 0.028425                   | \$85,275         | \$0       |
| TOTAL TAX SAVED REAL PROPERTY |             |                |                |                 |            |             |             | (10 yrs on 10 yr deduction | <u>\$422,111</u> |           |
| TOTAL TAX PAID REAL PROPERTY  |             |                |                |                 |            |             |             | (10 yrs on 10 yr deduction | <u>\$430,639</u> |           |

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

Koorsen Fire &amp; Security, Inc./Koorsen Properties, LLC

| Points<br>Possible | Points<br>Awarded |
|--------------------|-------------------|
|--------------------|-------------------|

**INVESTMENT (30 points possible)**

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

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

Investment per employee (both jobs created and retained)

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

Estimated local income taxes generated from jobs retained

|                      |   |   |
|----------------------|---|---|
| \$80,000 or more     | 5 |   |
| \$30,000 to \$79,999 | 4 | 4 |
| \$10,000 to \$29,999 | 3 |   |
| \$5,000 to \$9,999   | 2 |   |
| less than \$5,000    | 1 |   |

Estimated local income taxes generated from jobs created

(Double points for start-up)

|                      |   |   |
|----------------------|---|---|
| \$30,000 or more     | 5 |   |
| \$10,000 to \$29,999 | 4 |   |
| \$5,000 to \$9,999   | 3 | 3 |
| \$3,000 to \$4,999   | 2 |   |
| less than \$3,000    | 1 |   |

**ECONOMIC BASE (20 points possible)**

Location Quotient in designated Occupation Code

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

|                  |   |  |
|------------------|---|--|
| Greater than 1.0 | 5 |  |
|------------------|---|--|

Estimated Percent of Business done outside

Allen County

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

**JOBS (20 points possible)**

Total number of permanent jobs retained

|            |    |   |
|------------|----|---|
| Over 250   | 10 |   |
| 100 to 249 | 8  |   |
| 50 to 99   | 6  | 6 |
| 25 to 49   | 4  |   |
| 10 to 24   | 2  |   |
| 1 to 9     | 1  |   |

Total number of permanent jobs created (Double for start-up)

|          |    |   |
|----------|----|---|
| Over 100 | 10 |   |
| 50-99    | 8  |   |
| 25-49    | 6  |   |
| 10-24    | 4  | 4 |
| 1 to 9   | 2  |   |

**WAGES (20 points possible)**

Median salary of the jobs created and/or retained

|                      |    |    |
|----------------------|----|----|
| Over \$47,999        | 20 | 20 |
| \$43,000 to \$47,999 | 16 |    |
| \$38,000 to \$42,999 | 12 |    |
| \$33,000 to \$37,999 | 8  |    |
| \$28,000 to \$32,999 | 4  |    |
| under \$28,000       | 0  |    |

**BENEFITS (10 points possible)**

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

**SUSTAINABILITY**

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

|              |           |
|--------------|-----------|
| <b>Total</b> | <b>82</b> |
|--------------|-----------|

**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 | Alternative Deduction Real Property Schedules |
|-----------------------------------|-----------------------------------------------|
| <b>10 year</b>                    | <b>10 Year</b>                                |
| Year 1: 100%                      | Year 1: 100%                                  |
| Year 2: 95%                       | Year 2: 100%                                  |
| Year 3: 80%                       | Year 3: 100%                                  |
| Year 4: 65%                       | Year 4: 100%                                  |
| Year 5: 50%                       | Year 5: 100%                                  |
| Year 6: 40%                       | Year 6: 90%                                   |
| Year 7: 30%                       | Year 7: 80%                                   |
| Year 8: 20%                       | Year 8: 65%                                   |
| Year 9: 10%                       | Year 9: 50%                                   |
| Year 10: 5%                       | Year 10: 40%                                  |
| Year 11: 0%                       |                                               |
| <b>7 year</b>                     | <b>7 Year</b>                                 |
| 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%                        |                                               |
| <b>5 year</b>                     |                                               |
| Year 1: 100%                      |                                               |
| Year 2: 80%                       |                                               |
| Year 3: 60%                       |                                               |
| Year 4: 40%                       |                                               |
| Year 5: 20%                       |                                               |
| Year 6: 0%                        |                                               |
| <b>3 year</b>                     |                                               |
| Year 1: 100%                      |                                               |
| Year 2: 66%                       |                                               |
| Year 3: 33%                       |                                               |
| Year 4: 0%                        |                                               |



CITY OF FT. WAYNE

JUN 25 2025

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:

\$3,000,000

Total cost of manufacturing equipment improvements:

\$0

Total cost of research and development equipment improvements:

\$0

Total cost of logistical distribution equipment improvements:

\$0

Total cost of information technology equipment improvements:

\$0

TOTAL OF ABOVE IMPROVEMENTS:

\$3,000,000

**GENERAL INFORMATION**Real property taxpayer's name: Koorsen Properties LLCPersonal property taxpayer's name: N/ATelephone number: 317.960.1171 | Ext. 7192Address listed on tax bill: 3505 Focus Drive, Fort Wayne, IN 46818Name of company to be designated, if applicable: Koorsen Fire & Security, Inc.Year company was established: 1946Address of property to be designated: 3505 Focus Drive/3430/3468 W Ludwig Road, Fort Wayne, IN 46818

Real estate property identification number:

3505 Focus Dr (02-07-16-151-002-008-073)/3430 W Ludwig Rd (02-07-16-151-007-003-073)/3468 W Ludwig Rd (02-07-16-151-007-001-073)Contact person name: Adam McCordContact person telephone number: 317.960.1171 x 7192 Contact email: Adam.McCord@koorsenfm.comContact person address: 3505 Focus Drive, Fort Wayne, IN 46818

List company officer and/or principal operating personnel

| NAME          | TITLE         | ADDRESS                                      | PHONE NUMBER |
|---------------|---------------|----------------------------------------------|--------------|
| Keith Koorsen | President     | 2719 N Arlington Ave, Indianapolis, IN 46218 | 317.543.7116 |
| Scott Turner  | VP of Finance | 2719 N Arlington Ave, Indianapolis, IN 46218 | 317.285.0876 |
|               |               |                                              |              |
|               |               |                                              |              |
|               |               |                                              |              |

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

| NAME                                                                 | PERCENTAGE |
|----------------------------------------------------------------------|------------|
| Keith Koorsen - Koorsen Fire & Security, Inc./Koorsen Properties LLC | 52% / 29%  |
| Kelly Koorsen - Koorsen Fire & Security, Inc./Koorsen Properties LLC | 16% / 29%  |
| Brian Koorsen - Koorsen Fire & Security, Inc./Koorsen Properties LLC | 16% / 13%  |
| Scott Koorsen - Koorsen Fire & Security, Inc./Koorsen Properties LLC | 16% / 29%  |
|                                                                      |            |

☐ 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 Target Area (ETA)? (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? 95%

What is the company's primary North American Industrial Classification Code (NAICs)? 922160

Describe the nature of the company's business, product, and/or service: Koorsen Fire & Security is a family owned business that was founded in 1946.

It is one of the top five largest fire and security companies in the country. The products range from fire extinguishers to engineered fire suppression systems.

We have been expanding into new markets such as industrial cleaning, mining equipment, security technology, and facilities management/energy efficiency.

Dollar amount of annual sales for the last three years:

| Year | Annual Sales |
|------|--------------|
| 2024 | \$265M plus  |
| 2023 | \$240M plus  |
| 2022 | \$200M plus  |

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

| Customer Name                | City/State       | Annual Gross Sales |
|------------------------------|------------------|--------------------|
| DPR Construction             | Nashville, TN    | \$4M plus          |
| Metro Development LLC        | Columbus, OH     | \$2M plus          |
| IPS Arsenal Tech High School | Indianapolis, IN | \$1M plus          |

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

| Supplier Name      | City/State       | Annual Gross Purchases |
|--------------------|------------------|------------------------|
| Amerex Corporation | Trussville, AL   | \$7M plus              |
| Tyco Fire Products | Palatine, IL     | \$5M plus              |
| ADI                | Indianapolis, IN | \$5M plus              |

List the company's top three competitors:

| Competitor Name  | City/State     |
|------------------|----------------|
| Cintas           | Mason, OH      |
| Pye Barker       | Alpharetta, GA |
| Johnson Controls | Milwaukee, WI  |

Describe the product or service to be produced or offered at the project site: \_\_\_\_\_

**Koorsen Fire & Security is a family owned business that was founded in 1946.**

It is one of the top five largest fire and security companies in the country. The products range from fire extinguishers to engineered fire suppression systems.

We have been expanding into new markets such as industrial cleaning, mining equipment, security technology, and facilities management/energy efficiency.

In order to be considered an Economic Revitalization Area (ERA), the area must be within the corporate limits of the City of Fort Wayne and must have become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors which have impaired values or prevent a normal development of property or use of property. It also includes any area where a facility or group of facilities that are technologically, economically, or energy obsolete is located and where the obsolescence may lead to a decline in employment and tax revenues.

How does the property for which you are requesting designation meet the above definition of an ERA?

**The current facility will not support meeting existing and future customer needs.**

This project will develop currently vacant and undeveloped land and land on which a residential structure has been vacant for nearly three years.

## 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: Existing 35k sf office/warehouse  
and a vacant residential structure with detached garage

Describe the condition of the structure(s) listed above: Office/warehouse space is in good condition.  
Vacant residential structures are sound.

Describe the improvements to be made to the property to be designated for tax phase-in purposes: \_\_\_\_\_  
Construction of a new 17,000 square foot office/warehouse,  
new and updated parking, fencing and updated underground infrastructure as needed.

Projected construction start (month/year): July 2025

Projected construction completion (month/year): December 2026

☐ 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)

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☐ 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): \_\_\_\_\_

Date last piece of equipment will be installed (month/year): \_\_\_\_\_

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

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## 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](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 |
|-----------------------------------------------------|-----------------|----------------|---------------|
| Inspectors, Testers, Sorters, Samplers and Weighers | 51-9061         | 65             | \$4,000,000   |
| Administrative Services and Facilities Managers     | 11-3010         | 10             | \$992,000     |
|                                                     |                 |                |               |
|                                                     |                 |                |               |
|                                                     |                 |                |               |

#### Retained Full-Time Employment

| Occupation                                           | Occupation Code | Number of Jobs | Total Payroll |
|------------------------------------------------------|-----------------|----------------|---------------|
| Inspectors, Testers, Sorters, Samplers, and Weighers | 51-9061         | 65             | \$4,000,000   |
| Administrative Services and Facilities Managers      | 11-3010         | 10             | \$992,000     |
|                                                      |                 |                |               |
|                                                      |                 |                |               |
|                                                      |                 |                |               |

#### Additional Full-Time Employment

| Occupation                                           | Occupation Code | Number of Jobs | Total Payroll |
|------------------------------------------------------|-----------------|----------------|---------------|
| Inspectors, Testers, Sorters, Samplers, and Weighers | 51-9061         | 10             | \$561,600     |
|                                                      |                 |                |               |
|                                                      |                 |                |               |
|                                                      |                 |                |               |
|                                                      |                 |                |               |

|                                   |
|-----------------------------------|
| <b>PUBLIC BENEFIT INFORMATION</b> |
|-----------------------------------|

**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: \_\_\_\_\_

When will you reach the levels of employment shown above? (month/year): December 2026

## 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.

**Scott Turner** Digitally signed by Scott Turner  
Date: 2025.06.19 13:36:18 -04'00'

Signature of Taxpayer/Owner

Scott Turner, Vice President of Finance

Printed Name and Title of Applicant

June 19, 2025

Date

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

## EXHIBIT A

### Legal Description for 3505 Focus Drive/3430 W Ludwig Rd/

LAND SITUATED IN COUNTY OF ALLEN, STATE OF INDIANA, IS DESCRIBED AS FOLLOWS:

#### PARCEL I:

PART OF THE WEST ONE-HALF (W ½) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION SIXTEEN (16), TOWNSHIP THIRTY-ONE (31) NORTH, RANGE TWELVE (12) EAST, IN ALLEN COUNTY, INDIANA, PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING ON THE SOUTH LINE OF THE AFORE SAID TRACT, AS DEFINING THE CENTERLINE OF THE PUBLIC HIGHWAY KNOWN AS LUDWIG ROAD, AT A POINT SITUATED 930.64 FEET EAST OF THE WEST QUARTER CORNER OF THE SECTION AFORESAID, AS DEFINING THE POINT OF INTERSECTION OF THE AFORESAID ROAD AND THE CENTERLINE OF THE PUBLIC ROAD KNOWN AS THE HUGENARD ROAD; THENCE RUNNING EASTWARD ON AND ALONG THE SOUTH LINE OF SAID TRACT AFORESAID AND COINCIDENTLY THE CENTERLINE OF LUDWIG ROAD, A DISTANCE OF 147.37 FEET; THENCE NORTHWARD BY A DEFLECTION LEFT OF 89 DEGREES 15 MINUTES ON A LINE PARALLEL TO THE WEST LINE OF SAID QUARTER SECTION, A DISTANCE OF 175.75 FEET; THENCE WESTWARD BY A DEFLECTION OF 90 DEGREES 45 MINUTES ON A LINE PARALLEL TO THE SOUTH LINE OF SAID QUARTER SECTION AND COINCIDENT WITH AFORESAID LUDWIG ROAD CENTERLINE, A DISTANCE OF 147.37 FEET; THENCE SOUTHWARD, A DISTANCE OF 175.75 FEET TO THE PLACE OF BEGINNING, SAID TO CONTAIN IN A PREVIOUS DEED 0.595 ACRES OF LAND.

#### EXCEPTING THERE FROM:

PART OF THE LANDS OF GPLYDY, LLC AS DESCRIBED IN DEED DOCUMENT #2019060374 BEING SITUATED IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 31 NORTH, RANGE 12 EAST, SECOND PRINCIPAL MERIDIAN, ALLEN COUNTY, INDIANA, THIS NEW DESCRIPTION WAS PREPARED BY MICHAEL C. VODDE, INDIANA PROFESSIONAL SURVEYOR #20100011, AS PART OF ANDERSON SURVEYING, INC. SURVEY #22-02-105-1, DATED MAY 27, 2022, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RAILROAD SPIKE MONUMENTING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 31 NORTH, RANGE 12 EAST; THENCE NORTH 89 DEGREES 13 MINUTES 54 SECONDS EAST (RECORD BEARING AND THE BASIS FOR ALL BEARINGS THAT FOLLOW IN THIS DESCRIPTION), ON THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 930.64 FEET TO A MAG NAIL WITH AN IDENTIFICATION WASHER STAMPED "ANDERSON FIRM #29A" MONUMENTING THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN DEED DOCUMENT #2019060374, SAID MAG NAIL ALSO BEING THE POINT OF BEGINNING FOR THE LANDS HEREIN; THENCE CONTINUING NORTH 89 DEGREES 13 MINUTES 54

SECONDS EAST, ON SAID SOUTH LINE, A DISTANCE OF 140.61 FEET TO A MAG NAIL WITH AN IDENTIFICATION WASHER STAMPED "ANDERSON FIRM #29A"; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 175.93 FEET TO A 5/8-INCH REBAR WITH ORANGE IDENTIFICATION CAP STAMPED "ANDERSON FIRM #29A" ON THE NORTH LINE OF THE LANDS DESCRIBED IN DOCUMENT #2019060374; THENCE SOUTH 89 DEGREES 20 MINUTES 22 SECONDS WEST, ON SAID LINE, A DISTANCE OF 140.72 FEET TO AN 1-1/4 INCH PINCHED PIPE MONUMENTING THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 00 DEGREES 02 MINUTES 09 SECONDS EAST, ON THE WEST LINE OF SAID LANDS, A DISTANCE OF 176.19 FEET TO THE POINT OF BEGINNING, SAID TO CONTAIN IN PREVIOUS DEED 0.568 ACRES OF LAND, MORE OR LESS.

PARCEL II:

PART OF THE WEST ONE-HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 31 NORTH, RANGE 12 EAST, ALLEN COUNTY, INDIANA, IN PARTICULAR DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING ON THE SOUTH LINE OF THE AFORE SAID TRACT, AS DEFINING THE CENTERLINE OF THE PUBLIC HIGHWAY KNOWN AS THE LUDWIG ROAD, AT A POINT SITUATED 1078.01 FEET EAST OF THE WEST QUARTER CORNER OF THE SECTION AFORESAID, AS DEFINING THE POINT OF THE INTERSECTION OF THE AFORESAID ROAD AND THE CENTER LINE OF THE PUBLIC ROAD KNOWN AS HUENARD ROAD; THENCE RUNNING EASTWARD ON AND ALONG THE SOUTH LINE OF SAID TRACT OF ORESAID AND COINCIDENTALLY THE CENTERLINE OF LUDWIG ROAD, A DISTANCE OF 147.37 FEET TO A POINT SITUATED 25 FEET WEST OF THE SOUTHEAST CORNER OF THE TRACT INITIALLY MENTIONED; THENCE NORTHWARD BY DEFLECTION LEFT OF 90 DEGREES 10 MINUTES, MORE OR LESS ON A PARALLEL LINE TO AND 25 FEET WEST OF, THE EAST LINE OF THE WEST ONE-HALF OF THE NORTHWEST QUARTER OF SAID SECTION, AS BY A LINE FENCE, INDICATING POSSESSION, USE, AND OCCUPANCY BY ADJOINING LAND OWNERS ACKNOWLEDGED, A DISTANCE OF 175.75 FEET; THENCE WESTWARD ON A LINE PARALLEL TO THE SOUTH LINE OF THE TRACT INITIALLY MENTIONED, A DISTANCE OF 145.7 FEET, MORE OR LESS, TO A POINT SITUATED 1078.01 FEET EAST OF THE WEST LINE OF SAID QUARTER SECTION; THENCE SOUTHWARD BY A DEFLECTION LEFT OF 90 DEGREES 45 MINUTES, A DISTANCE OF 175.75 FEET TO THE PLACE OF BEGINNING, SAID TO CONTAIN IN A PREVIOUS DEED 0.592 ACRES OF LAND.

PARCEL III:

PART OF THE LANDS OF GPLYDY, LLC AS DESCRIBED IN DEED DOCUMENT #2019060374 BEING SITUATED IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 31

NORTH, RANGE 12 EAST, SECOND PRINCIPAL MERIDIAN, ALLEN COUNTY, INDIANA, THIS NEW DESCRIPTION WAS PREPARED BY MICHAEL C. VODDE, INDIANA PROFESSIONAL SURVEYOR #20100011, AS PART OF ANDERSON SURVEYING, INC. SURVEY #22-02-105-1, DATED MAY 27, 2022, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RAILROAD SPIKE MONUMENTING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 31 NORTH, RANGE 12 EAST; THENCE NORTH 89 DEGREES 13 MINUTES 54 SECONDS (RECORD BEARING AND THE BASIS FOR ALL BEARINGS THAT FOLLOW IN THIS DESCRIPTION), ON THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 930.64 FEET TO A MAG NAIL WITH AN IDENTIFICATION WASHER STAMPED "ANDERSON FIRM #29A" MONUMENTING THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN DEED DOCUMENT #2019060374, SAID MAG NAIL ALSO BEING THE POINT OF BEGINNING FOR THE LANDS HEREIN; THENCE CONTINUING NORTH 89 DEGREES 13 MINUTES 54 SECONDS EAST, ON SAID SOUTH LINE, A DISTANCE OF 140.61 FEET TO A MAG NAIL WITH AN IDENTIFICATION WASHER STAMPED "ANDERSON FIRM #29A"; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 175.93 FEET TO A 5/8-INCH REBAR WITH ORANGE IDENTIFICATION CAP STAMPED "ANDERSON FIRM #29A" ON THE NORTH LINE OF THE LANDS DESCRIBED IN DOCUMENT #2019060374; THENCE SOUTH 89 DEGREES 20 MINUTES 22 SECONDS WEST, ON SAID LINE, A DISTANCE OF 140.72 FEET TO AN 1-1/4 INCH PINCHED PIPE MONUMENTING THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 00 DEGREES 02 MINUTES 09 SECONDS EAST, ON THE WEST LINE OF SAID LANDS, A DISTANCE OF 176.19 FEET TO THE POINT OF BEGINNING, SAID TO CONTAIN IN PREVIOUS DEED 0.568 ACRES OF LAND, MORE OR LESS.



# STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R7 / 1-21)

Prescribed by the Department of Local Government Finance

CITY OF FT. WAYNE

CRV  
JUN 25 2025

COMMUNITY DEVELOPMENT

2025 PAY 2026

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:

- 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.
- 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.
- 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.
- 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)
- 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<br>Koorsen Properties LLC (Operating entity is Koorsen Fire & Security, Inc.)                                                                                                                                                                    |                            |                                                                  |                            |                                                            |                          |
| Address of taxpayer (number and street, city, state, and ZIP code)<br>3505 Focus Drive, Ft. Wayne, IN 46818                                                                                                                                                       |                            |                                                                  |                            |                                                            |                          |
| Name of contact person<br>Adam McCord, Nat'l Fire Life Safety & Construction Mgr                                                                                                                                                                                  |                            | Telephone number<br>( 317 ) 960-1171 x 7192                      |                            | E-mail address<br>Adam.McCord@koorsenfm.com                |                          |
| SECTION 2                                                                                                                                                                                                                                                         |                            | LOCATION AND DESCRIPTION OF PROPOSED PROJECT                     |                            |                                                            |                          |
| Name of designating body<br>Fort Wayne Common Council                                                                                                                                                                                                             |                            | Resolution number                                                |                            |                                                            |                          |
| Location of property<br>3505 Focus Drive/3430 & 3468 W Ludwig Road, Fort Wayne, IN 46818                                                                                                                                                                          |                            | County<br>ALLEN                                                  |                            | DLGF taxing district number<br>073                         |                          |
| Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary)<br>Construction of a new 17,000 square foot office/warehouse, new and updated parking, fencing and updated underground infrastructure as needed. |                            | Estimated start date (month, day, year)<br>7/15/2025             |                            | Estimated completion date (month, day, year)<br>12/31/2026 |                          |
| SECTION 3                                                                                                                                                                                                                                                         |                            | ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT |                            |                                                            |                          |
| Current Number<br>75.00                                                                                                                                                                                                                                           | Salaries<br>\$4,992,000.00 | Number Retained<br>75.00                                         | Salaries<br>\$4,992,000.00 | Number Additional<br>10.00                                 | Salaries<br>\$561,600.00 |
| SECTION 4                                                                                                                                                                                                                                                         |                            | ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT               |                            |                                                            |                          |
|                                                                                                                                                                                                                                                                   |                            | REAL ESTATE IMPROVEMENTS                                         |                            |                                                            |                          |
|                                                                                                                                                                                                                                                                   |                            | COST                                                             |                            | ASSESSED VALUE                                             |                          |
| Current values                                                                                                                                                                                                                                                    |                            |                                                                  |                            |                                                            |                          |
| Plus estimated values of proposed project                                                                                                                                                                                                                         |                            | 3,000,000.00                                                     |                            | 3,000,000.00                                               |                          |
| 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<br>                                                                                                                                                                                                                        |                            |                                                                  |                            | Date signed (month, day, year)<br>June 19, 2025            |                          |
| Printed name of authorized representative<br>Scott Turner                                                                                                                                                                                                         |                            |                                                                  |                            | Title<br>VP Finance                                        |                          |

# 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<br>( )  | 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.

**A CONFIRMING RESOLUTION designating an  
"Economic Revitalization Area" under I.C. 6-1.1-12.1 for  
property commonly known as 3505 Focus Drive, 3430  
and 3468 West Ludwig Road Fort Wayne, Indiana 46818  
(Koorsen Fire & Security, Inc./Koorsen Properties LLC)**

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

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

**WHEREAS**, said project will create ten full-time permanent jobs with an annual payroll of \$561,000 and an average annual salary of \$56,160 and retain 75 full-time jobs with an annual payroll of \$4,992,000 and an average annual salary of \$66,560; and

**WHEREAS**, the total estimated project cost is \$3,000,000; and

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

**WHEREAS**, notice of the adoption and substance of said Resolution has been published in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 and a public hearing has been conducted on said Resolution.

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

**SECTION 1.** That, the Resolution previously designating the above described property as an "Economic Revitalization Area" is confirmed in all respects.

**SECTION 2.** That, the hereinabove described property is hereby declared an "Economic Revitalization Area" pursuant to I.C. 6-1.1-12.1, said designation to begin on the effective date of this Resolution and shall terminate on December 31, 2026, unless otherwise automatically extended in five year increments per I.C. 6-1.1-12.1-9.

**SECTION 3.** That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall apply to a deduction of the assessed value of real estate improvements to be made between July 1, 2025 and December 31, 2026. Should any delays occur, an updated timeframe will be communicated to the Allen County Assessor and Allen County Auditor by Community Development staff in writing.

**SECTION 4.** That, the estimate of the number of individuals that will be employed or whose employment will be retained and the estimate of the annual salaries of those individuals and the estimate of the value of redevelopment or rehabilitation, all contained in Petitioner ET Fort Wayne IV, LLC's ("Petitioner") Statement of Benefits submitted to the City of Fort Wayne, Indiana ("City") are reasonable and are benefits that can be reasonably expected to result from the proposed described redevelopment or rehabilitation.

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

- (a) If the proposed development does not occur, the approximate current year tax rates for this site would be \$2.8425/\$100.
- (b) If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be \$2.8425/\$100 (the change would be negligible).
- (c) If the proposed development occurs, the deduction schedule listed below in Section 8 is assumed, the approximate current year tax rate for the site would be \$2.8425/\$100 (the change would be negligible).

**SECTION 6.** Pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from the assessed value of the hereinabove described real property shall be for a period of ten years.

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

| Year of Deduction | Percentage |
|-------------------|------------|
| 1                 | 100%       |
| 2                 | 95%        |
| 3                 | 80%        |
| 4                 | 65%        |
| 5                 | 50%        |
| 6                 | 40%        |
| 7                 | 30%        |
| 8                 | 20%        |
| 9                 | 20%        |
| 10                | 10%        |
| 11                | 0%         |

**SECTION 8.** The benefits described in the Petitioner's Statement of Benefits can be reasonably expected to result from the project and are sufficient to justify the applicable deductions.

**SECTION 9.** For real property, a deduction application must contain a performance report showing the extent to which there has been compliance with the Statement of Benefits form approved by the Fort Wayne Common Council at the time of filing. This report must be submitted to the Allen County Auditor's Office, and the City of Fort Wayne's Community Development Division and must be included with 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 10.** The performance report must contain the following information

- A. The cost and description of real property improvements.
- B. The number of employees retained and/or hired through the end of the preceding calendar year as a result of the deduction.
- C. The total salaries of the employees retained and/or 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 property deductions.
- F. The tax savings resulting from the real property being abated.

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

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

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

\_\_\_\_\_  
Member of Council

APPROVED AS TO FORM A LEGALITY

\_\_\_\_\_  
Malak Heiny, City Attorney