

A RESOLUTION approving Compliance with Statement of Benefits (CF-1) form filings for 2026 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

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

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

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

SECTION 2. 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

EXHIBIT A
2026 COMPLIANT WITH STATEMENT OF BENEFITS

CF-1RE	CF-1PP	COMPANY	RES #	TYPE	DESIGNATION ADDRESS
	5/11/2026	AALCO Distributing Company, Inc.	111-18	P	4701 W. Washington Cir Rd
4/23/2026		ABF, Inc.	30-21	R	4877 Adams Center Road
4/21/2026	4/21/2026	Acadia Hospital	21-21	B	3955 W. Washington Center Road
5/13/2026	EXPIRED	Accutech Mold & Machine	R-12-17	B	2817 Goshen Road
	5/13/2026	Accutech Mold & Machine	16-18	P	2817 Goshen Road
	5/13/2026	Accutech Mold & Machine, Inc.	55-19	P	2817 Goshen Road
5/11/2026	5/11/2026	Alconex Specialty Products	34-18	B	7256 Chalfant Road
5/8/2026		Arbors of Southtown Square	R-5-25	R	7915 Decatur Road
	5/4/2026	Arteck, Inc./Dammeyer Enterprises, LLC/Show Realty, LLC	R-92-23	P	3619 Centennial Drive & 3311 Enterprise Road
4/30/2026		Ashberry Elght, LLC	63-17	R	202 W. Berry Street
4/14/2026	4/17/2026	Brotherhood Mutual Insurance Company	25-19	B	6400 Brotherhood Way
4/6/2026		Centilvre, LLC Biggs-RCJ LLC	22-16	R	2817, 2827, 2903, 2907, 2917 Westbrook Drive
4/27/2026		Clear Choice Glass	34-20	R	4051 Kraft Parkway
4/30/2026	4/30/2026	CPI Card Group-Indiana/Silverado Cook Properties, LLC	R-95-23	B	1919 W. Cook Road
4/27/2026		CSW I, LLC Columbia Street	52-21	R	Multiple Addresses
	5/1/2026	Dana Light Axle Products LLC	99-14	P	2100 W State Blvd
	5/1/2026	Dana Light Axle Products LLC	R-53-16	P	2100 W. State Blvd
5/15/2026	5/15/2026	Dirig Sheet Metal/CWSW, LLC	R-3-21	B	818 W. Cook Road
4/10/2026		Don Yeoman Service Center	92-15	R	540 East Pettit Avenue
5/15/2026	5/15/2026	Dreyer's Grand Ice Cream, Inc.	75-14	B	3426 Wells Street
5/15/2026	5/15/2026	Dreyer's Grand Ice Cream, Inc.	86-20	B	3426 Wells Street
5/15/2026	5/15/2026	Dreyer's Grand Ice Cream, Inc.	29-21	B	3426 Wells Street
5/15/2026	5/15/2026	Dreyer's Grand Ice Cream, Inc.	R-28-24	B	3426 Wells Street
	5/6/2026	Ellison Bakery	R-26-25	P	4108 W. Ferguson Road
	5/1/2026	Ellison Bakery LLC	35-20	P	4108 W. Ferguson Road
	5/1/2026	Ellison Bakery, Inc.	72-15	P	4108 W. Ferguson Road
5/6/2026		ET Fort Wayne IV	R-33-22	R	4433 Gulfstream Drive
	4/27/2026	Faurecla Emissions Control Technologies, LLC	21-17	P	4510 Airport Expressway
4/27/2026		Faurecla for HBC Realty/Royce&Janice Carville	R-37-16	R	4510 Airport Expressway
4/27/2026		Faurecla for HBC Realty/Royce&Janice Carville	22-17	R	4510 Airport Expressway
	4/23/2026	First Gear	R-77-22	P	4321 Goshen Road
	4/26/2026	First Gear, Inc.	47-18	P	4321 Goshen Road
	4/26/2026	First Gear, Inc.	R-24-25	P	4321 Goshen Road
	4/23/2026	First Gear, Inc.	66-19	P	4321 Goshen Road
4/29/2026		Fort Rel, LLC	R-93-23	R	835 Van Buren Street
5/11/2026	5/11/2026	Fort Wayne Metals Research Products	26-14	B	Multiple Addresses
	5/11/2026	Fort Wayne Metals/Labeca, LLC	87-17	P	Multiple Addresses
5/11/2026		Fort Wayne Metals/Quoin	86-17	R	4202 Piper Drive
5/11/2026	5/11/2026	Fort Wayne Metals/TEG Investments, LLC	86-17	B	Multiple Addresses
5/11/2026	5/11/2026	Fort Wayne Metals Reserch Products, LLC Pleasant Twp	R-7-22	B	Multiple Addresses
5/11/2026	5/11/2026	Fort Wayne Metals Reserch Products, LLC Wane Twp	R-8-22	B	Multiple Addresses
5/15/2026	5/16/2026	Fox & Main, LLC	98-17	B	204, 226 W. Main Street
4/29/2026		GH FTW II, LLC Spec	33-20	R	8645 Avation Drive
4/29/2026		GLC Skyline LLC	26-16	R	221 W. Berry Street
4/28/2026		HardHell	R-25-22	R	4455 & 4453 Airway Avenue
4/24/2026		Hatchworks	R-101-23	R	5801 Adams Center Road
	4/22/2026	International Paper Company	12-13	P	3804 Ferguson Road
4/28/2026		Isabelle Garden	R-12-23	R	3710 E. State Blvd
4/28/2026		Isabelle Garden	R-15-23	R	1627 Laverne
4/30/2026	VBD	Kenal Associates LLC/Filter Sciences LLC	R-39-25	RV	2730 East Coliseum Boulevard
	4/30/2026	L3Harris Technologies, Inc.	R-38-23	P	1919 W. Cook Road
5/1/2026		Lira Properties	R-7-25	R	6255 Topsfield Lane
4/28/2026	4/28/2026	Marathon Labels, Inc./Orlon Real Estate Development, LLC	R-74-23	B	3459 Metro Drive North
4/28/2026	4/28/2026	Markar Properties II, LLC	R-72-23	R	2488 Persistence Drive
	5/14/2026	McCoy Bolt Works, Inc.	116-18	P	2811 Congressional Pkwy
5/1/2026	5/1/2026	Michael Kinder and Sons Inc.	66-21	B	6055 Innovation Way
	4/30/2026	Murray Equipment	R-61-24	P	2515 Charleston Place
5/8/2026		Office 30 Venture	31-21	R	5001 US 30 W
5/13/2026		One Summit II, LLC	70-17	R	101 E. Washington Blvd.
	4/30/2026	Otteweller	3-22	P	2910 3011 3111 Congressional Parkway
4/30/2026	4/30/2026	Prairie Farms Dairy	20-17	B	3400 Lima Road
4/8/2026		Precision Ft. Wayne walver	32-21	R	5402 Moeller Road
	4/17/2026	Premier Hydraulic Augers, Inc.	R-19-24	P	2707 Lofty Drive
4/29/2026	4/29/2026	Premier Truck Rental, LLC/RTT Investments	R-34-22	B	9138 Bluffton Road
4/20/2026		Project Mastodon Ft Wayne LLC	18-21	R	5610 Flaugh Road
4/23/2026	4/23/2026	PSP Seals, LLC Pro Seal & Plastics Global Seal Logistics	49-18	B	3702 Vanguard Drive
	4/28/2026	Quake Manufacturing	17-12	P	3923 Engle Road

	4/28/2026	Quake Manufacturing, Inc.	118-18	P	3923 Engle Road
4/28/2026	4/28/2026	RetirementHomeTV Corporation/KDS Investment Properties, LLC	31-13	B	4604 Arden Drive
4/28/2026	4/28/2026	RetirementHomeTV/KDS Investment Properties, LLC	20-18	B	4604 Arden Drive
4/29/2026		Rogers Markets	43-18	R	3850 Concept Court
5/15/2026	5/15/2026	Sabert	R-1-20	B	8510 Ardmore Road
5/8/2026		Schaab Riverfront	R-30-23	R	1302, 1228, 1216 N. Harrison
4/29/2026		Silverado Cook Properties, LLC	R-99-22	R	1919 W. Cook Road
4/29/2026		Silverado Cook Properties, LLC	R-39-23	R	1919 W. Cook Road
4/28/2026		Stocum Pointe/Parkview Hospital/Brightpoint	79-17	R	2629 Curdes Avenue
4/28/2026	4/28/2026	Sweetwater Holdings	110-18	B	5501 W. Highway 30
4/28/2026	4/28/2026	Sweetwater Sound Holdings, LLC/Sweetwater Sound, Inc.	90-15	B	5501 US Highway 30 West
4/28/2026	4/28/2026	Sweetwater Sound, Inc	15-13	B	5501 U.S. Highway 30 West
4/23/2026		TB Southtown	28-19	R	7719 Southtown Xing
4/30/2026	4/30/2026	The Medical Protective Company	73-15	B	5814 Reed Road
4/28/2026		Thunder Pointe LP/Brightpoint	R-16-23	R	2314 Dunkleberg Road
5/15/2026	5/15/2026	Tippmann Innovations	48-18	B	6340 Innovation Blvd
5/13/2026	5/13/2026	VHa Nonwovens	13-15	B	9403 Avionics Drive
5/15/2026	5/15/2026	VOSS Automotive	2-13	B	4640 Hillegas Road
5/15/2026	5/15/2026	VOSS Automotive	83-18	B	4640 Hillegas Road
4/27/2026	4/27/2026	Wayne Vaughn	R-54-24	B	701, 703, 707, 711, 715, 716, 717 Wayne Street
4/3/2026		Waynedale Ventures/H&H Leasing	20-19	R	6708 Old Trail Road
	5/15/2026	Whitcraft Enterprises/Precise Manufacturing	R-9-21	P	4323 Merchant Road
4/15/2026		WK Indiana Equity LLC/Clounle Landscaping, Inc.	R-47-25	R	8211 Smith Road
4/30/2026	4/30/2026	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 2026 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 2026 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 & Nathan Hartman