BILL NO. R-26-06-26

CONFIRMING RESOLUTION NO. R-_________

A CONFIRMING RESOLUTION designating an "Economic Revitalization Area" and approving a waiver of non-compliance under I.C. 6-1.1-12.1 for property commonly known as 7811 Southtown Xing, Fort Wayne, Indiana 46816, (Southtown Properties, LLC/GENEX, Inc. DBA Midas)

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 five full-time, permanent jobs with a total current payroll of $300,000, with the average current full-time annual salary of $60,000; and

WHEREAS, the total estimated project cost is $300,000; and

WHEREAS, representatives of Southtown Properties, LLC/GENEX, Inc. DBA Midas informed Common Council that the real property improvements for which they are requesting designation of an Economic Revitalization Area under I.C. 6-1.1-12.1 are complete; and

WHEREAS, Southtown Properties, LLC/GENEX, Inc. DBA Midas. has submitted a written request for a waiver of non-compliance under I.C. 6-1.1-12.1-11.3; and

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

WHEREAS, the Common Council acknowledges that Southtown Properties, LLC/GENEX, Inc. DBA Midas has requested a waiver of non-compliance which the Common Council has the power and authority to approve under I.C. 6-1.1-12.1-11.3; and

WHEREAS, Common Council finds that Southtown Properties, LLC/GENEX, Inc. DBA Midas did not comply with I.C. 6-1.1-12.1 by:

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

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

WHEREAS, notice of the adoption and substance of said Resolution has been published in accordance with I.C. 6-1.1-12.1-2.5, I.C. 6-1.1-12.1-11.3(c) and I.C. 5-3-1and a public hearing has been conducted on said Resolution and waiver.

WHEREAS, representatives of Southtown Properties, LLC/GENEX, Inc. DBA Midas were in attendance and presented testimony on why a waiver should be granted; and

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

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

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

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

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

for which Southtown Properties, LLC/GENEX, Inc. DBA Midas desires to claim an Economic Revitalization Area deduction. Such waiver shall be in effect for real property improvements during the period of February 1, 2026 through March 31, 2026.

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

SECTION 3. That, the hereinabove described property is hereby declared an "Economic Revitalization Area" pursuant to I.C. 6-1.1-12.1, said designation to begin on the effective date of this Resolution and shall terminate on December 31, 2026, unless otherwise automatically extended in five year increments per I.C. 6-1.1-12.1-9.

SECTION 4. That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall apply to a deduction of the assessed value of real estate improvements made between February 1, 2026 and March 31, 2026.

SECTION 5. That, the estimate of the number of individuals that will be employed or whose employment will be retained and the estimate of the annual salaries of those individuals and the estimate of redevelopment or rehabilitation all contained in Petitioner's Statement of Benefits are reasonable and are benefits that can be reasonably expected to result from the proposed described redevelopment or rehabilitation.

SECTION 6. 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 $2.8141/$100.

(b) If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be $2.8141/$100 (the change would be negligible).

(c) If the proposed development occurs and a deduction percentage of fifty percent (50%) is assumed, the approximate current year tax rate for the site would be $2.8141/$100 (the change would be negligible).

(d) If the proposed occupation of the eligible vacant building does not occur, the approximate current year tax rates for this site would be $2.8141/$100.

(e) If the proposed occupation of the eligible vacant building occurs and no deduction is granted, the approximate current year tax rate for the site would be $2.8141/$100 (the change would be negligible).

(f) If the proposed occupation of the eligible vacant building occurs, and a deduction percentage of fifty percent (50%) is assumed, the approximate current year tax rate for the site would be $2.8141/$100 (the change would be negligible).

SECTION 7. That, pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from the assessed value of the real property shall be for a period of one year.

SECTION 8. The deduction schedule from the assessed value of the real property pursuant to I.C. 6-1.1-12.1-17 shall look like this:

Year of Deduction	Percentage
1	100%

SECTION 9. That, the benefits described in the Petitioner's Statement of Benefits can be reasonably expected to result from the project and are sufficient to justify the applicable deductions.

SECTION 10. For real property, a deduction application must contain a performance report showing the extent to which there has been compliance with the Statement of Benefits form approved by the Common Council at the time of filing. This report must be submitted to the Allen County Auditor's Office and the City of Fort Wayne's Community Development Division and must be included in the deduction application. For subsequent years, the performance report must be updated each year in which the deduction is applicable at the same time the property owner is required to file a personal property tax return in the taxing district in which the property for which the deduction was granted is located. If the taxpayer does not file a personal property tax return in the taxing district in which the property is located, the information must be provided by May 15.

SECTION 11. The performance report must contain the following information:

A. The cost and description of real property improvements.

B. The number of employees hired through the end of the preceding calendar year as a result of the deduction.

C. The total salaries of the employees hired through the end of the preceding calendar year as a result of the deduction.

D. The total number of employees employed at the facility receiving the deduction.

E. The total assessed value of the real property deduction.

F. The tax savings resulting from the real property being abated.

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

SECTION 13. That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that has received a deduction under section 3 or 4.5 of this chapter may be required to repay the deduction amount as determined by the county auditor in accordance with section 12 of said chapter if the property owner ceases operations at the facility for which the deduction was granted and if the Common Council finds that the property owner obtained the deduction by intentionally providing false information concerning the property owner's plans to continue operation at the facility.

SECTION 14. That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

____
Member of Council

APPROVED AS TO FORM A LEGALITY

____
Malak Heiny, City Attorney

Admn. Appr.______________

DIGEST SHEET

TITLE OF ORDINANCE: **Confirming Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Approves a waiver of non-compliance for late-filed documents and the designation of an Economic Revitalization Area for a vacant building deduction on an eligible previously vacant building.**

EFFECT OF PASSAGE: **Waiver of non-compliance approved for late filed documents and approval of a vacant building deduction.**

EFFECT OF NON-PASSAGE: **Waiver of non-compliance not approved for late-filed documents and lack of designation as an Economic Revitalization Area.**

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

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

Admn. Appr.____________

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EFFECT OF NON-PASSAGE: **Waiver of non-compliance not approved for late-filed documents and lack of designation as an Economic Revitalization Area.**

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

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

MEMORANDUM

TO: City Council

FROM: Carman Young, Economic Development Specialist

DATE: June 4, 2026

RE: Request for designation by Southtown Properties, LLC/GENEX, Inc. DBA Midas as an ERA for real property improvements.

BACKGROUND

PROJECT ADDRESS:	**7811 Southtown Xing**	PROJECT LOCATED WITHIN:	**N/A**
PROJECT COST:	**$300,000**	COUNCILMANIC DISTRICT:	**6**

COMPANY PRODUCT OR SERVICE:	**Southtown Properties, LLC/GENEX, Inc. DBA Midas provides automotive service and repair.**
PROJECT DESCRIPTION:	**Southtown Properties, LLC/GENEX, Inc. DBA Midas has purchased, updated and occupied the previously vacant Firestone location.**

CREATED		RETAINED	
JOBS CREATED (FULL-TIME):	**5**	JOBS RETAINED (FULL-TIME):	**0**
JOBS CREATED (PART-TIME):	**0**	JOBS RETAINED (PART-TIME):	**0**
TOTAL NEW PAYROLL:	**$300,000**	TOTAL RETAINED PAYROLL:	**0**
AVERAGE SALARY (FULL-TIME NEW):	**$60,000**	AVERAGE SALARY (FULL-TIME RETAINED):	**0**

COMMUNITY BENEFIT REVIEW

Yes ☒ **No** ☐ **N/A** ☐

Project will encourage vacant or under-utilized land appropriate for commercial or industrial use?
Explain: The property to be designated was vacant since 2021.

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 SC, Shopping Center. 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: The property to be designated was previously owned by Firestone who closed business in 2021. The building has been vacant and unused since that time. Updates were necessary to occupy the space and open.

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 ☐ ERA designation induces employment opportunities for Fort Wayne area residents? **Explain: Five new full-time positions will be created with a new total annual payroll of $300,000.**

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 a vacant building deduction is one year.

Under Fort Wayne Common Council's tax abatement policies and procedures, Southtown Properties, LLC/GENEX, Inc. DBA Midas is eligible for a recommended one year deduction of taxes based on the current assesd value.

PREVIOUSLY APPROVED PHASE-INS

Southtown Properties, LLC/GENEX, Inc. DBA Midas has not previously applied, nor been approved, for a tax phase-in.

Signed: Carma Y

Economic Development Specialist

COMMUNITY DEVELOPMENT DIVISION

CITY OF FT. WAYNE

MAY 29 2026 CR

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:	300,000
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:	300,000

GENERAL INFORMATION

Real property taxpayer's name: Southtown Properties, LLC

Personal property taxpayer's name: N/A

Telephone number: 317 660 5150

Address listed on tax bill: 75 N Main St, Zionsville, IN 46077

Name of company to be designated, if applicable: GENEX, INC DBA Midas

Year company was established: 2026

Address of property to be designated: 7811 Southtown Xing

Real estate property identification number: 2 12 36 203 002.002 074

Contact person name: Jeff Wishek

Contact person telephone number: 317 660 1530 Contact email: jeff@indecorpllc.com

Contact person address: 75 N Main St, Zionsville

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Jeff Wishek	Owner	7639 South 775 E Zionsville, IN 46077	317 660 1530
Sara Bridgewater	Owner	224 Wind Haven Drive, Nicholasville KY, 40356	859 202 1049
Paul Bridgewater	Owner	224 Wind Haven Drive, Nicholasville KY, 40356	859 469 2027

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

NAME	PERCENTAGE
Jeff Wishek	50
Sara Bridgewater	25
Paul Bridgewater	25

☐Yes X 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?

☐xYes ☐No Is the property for which you are requesting ERA designation located in an Economic Development Target Area (EDTA)? (see attached map for current areas)

☐x 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? 100
What percentage of sales is made to the ultimate customer? 100
What percentage of sales will be from service calls? 0

What is the percentage of clients/customers served that are located outside of Allen County? 0

What is the company's primary North American Industrial Classification Code (NAICs)? 811111

Describe the nature of the company's business, product, and/or service: Automotive Repair

Indiana Code allows for a property owner to voluntarily contribute a portion of the realized annual tax savings from the approved tax phase-in to a designated fund for the purpose of promoting economic development in the City of Fort Wayne. Is the property owner willing to contribute a portion of its annual tax savings to this fund?

Yes ☐ 10% ☐ 5% No ■

Dollar amount of annual sales for the last three years:

Year	Annual Sales
2025	0
2024	0
2023	0

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

Customer Name	City/State	Annual Gross Sales
TBD	Ft. Wayne, IN	TBD
TBD	Ft. Wayne, IN	TBD
TBD	Ft. Wayne, IN	TBD

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

Supplier Name	City/State	Annual Gross Purchases
Napa (local store)	Ft. Wayne	TBD
Advanced Auto (local store)	Ft. Wayne	TBD
NWT	Bismark, ND	TBD

List the company's top three competitors:

Competitor Name	City/State
Belle Tire	Ft. Wayne, IN
Discount Tire	Ft. Wayne, IN
Jiffy Lube	Ft. Wayne, IN

Describe the product or service to be produced or offered at the project site: Automotive Repair

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?

Property to be designated is located within an Economic Development Target Area (EDTA) and a Tax Increment Finance (TIF) area designated by the City of Fort Wayne. Both of these designations are used to incentivize economic investment in areas with the above factors. The building has been vacant since June 2021.

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: Vacant Firestone automotive repair building

Describe the condition of the structure(s) listed above:
Building was in disrepair and aged, requiring substantial remodeling and maintenance.

Describe the improvements to be made to the property to be designated for tax phase-in purposes:
Improvements Roof repairs, equipment repairs, lobby remodel, new HVAC systems,
upgraded lighting, painting, signage, parking lot improvements, and additional modernization work.

Projected construction start (month/year): February 2026
Projected construction completion (month/year): March 2026

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)

N/A

☐ 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): N/A

Date last piece of equipment will be installed (month/year): N/A

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

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? 2005

Describe any structure(s) that is/are currently on the property: Vacant Firestone automotive repair building

Describe the condition of the structure(s) listed above: Building was in disrepair and aged, requiring substantial remodeling and maintenance.

Projected occupancy date (month/year): March 2026

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.

See included exhibit, the previous business closed in April 2021 and was listed for sale/lease in June 2021 with the last listing occurring in February 2025 until purchase in February 2026. Prior listing price was $2,400,000.

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

Current Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
N/A			

Retained Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
N/A			

Additional Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
N/A			

Check the boxes below if the existing jobs and the jobs to be created will provide the listed benefits:

- ☐ Pension Plan
- ☒ Major Medical Plan
- ☒ Disability Insurance
- ☐ Tuition Reimbursement
- ☒ Life Insurance
- ☒ Dental Insurance

List any benefits not mentioned above: 401k

Estimated current number of City of Fort Wayne resident employees 5

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

PUBLIC BENEFIT INFORMATION

EMPLOYMENT INFORMATION FOR FACILITY TO BE DESIGNATED

ESTIMATE OF EMPLOYEES AND PAYROLL FOR FORT WAYNE
FACILITY REQUESTING ECONOMIC REVITALIZATION AREA DESIGNATION

Please be specific on job descriptions. When listing the occupation codes, please avoid using the "Major Occupational Groupings" (i.e. 11-000, 13-000, 15-000, etc.) which are more general in nature. Instead, use specific occupation codes (i.e. 11-1021, 13-1081, 15-2041 etc) for each created and retained job. To fill out information on occupation and occupation code, use data available through Occupation Employment Statistics for Fort Wayne **http:www.bls.gov/oes/current/oes_23060.htm**

Any information concerning the cost of the property and specific salaries paid to individual employees is confidential per Indiana Code (I.C. 6-1.1-12.1-5.1)

Current Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
N/A			

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
N/A			

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Auto Service Tech	49 3023	4	240,000
Store Manager	49 1011	1	[redacted]

REQUIRED ATTACHMENTS

The following must be attached to the application.

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

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 $2,000
ERA filing fee (both real and personal property improvements)	.1% of total project cost not to exceed $3,000
ERA filing fee (vacant commercial or industrial building)	$1000
ERA filing fee in an EDTA	$400
Waiver of non-compliance with ERA filing	$2,000 + 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, installed and placed in service 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.

Jeffrey Wishek

Signature of Taxpayer/Owner

Jeffrey Wishek

Printed Name and Title of Applicant

5/26/26

Date

Return completed application to Community Development staff at 200 E. Berry Street Suite 320 Fort Wayne, IN 46802
Please do not staple forms together.

EXHIBIT A

SITE INFORMATION

N/F: LAMB LAND LLC
7811 NORTH SOUTHTOWN CROSSING, FORT WAYNE, INDIANA 46816
APN: 02-12-36-203-002.002-074
AREA: 60,745 SQ. FT. ±, OR 1.395 ACRES ±

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT #25-24634, DATED NOVEMBER 10, 2025 AT 8:00 AM.

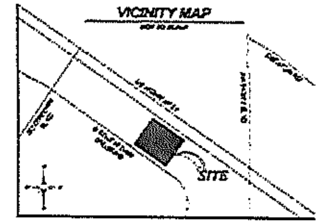
SCHEDULE A DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 30 NORTH, RANGE 12 EAST, ALLEN COUNTY, INDIANA, IN PARTICULAR DESCRIBED AS FOLLOWS TO-WIT: TO ARRIVE AT THE POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 89 DEGREES 37 MINUTES 00 SECONDS EAST (BASIS OF BEARINGS ASSUMED FROM DR 666 PAGE 299 AND REFERENCE SURVEY BY CARL A. HOFER, MAY 18, 1964 AND MID-STATES ENGINEERING 1968) ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 413.00 FEET; THENCE SOUTH 00 DEGREES 23 MINUTES 00 SECONDS WEST, A DISTANCE OF 25.00 FEET TO THE SOUTHWESTERN BOUNDARY OF U.S. ROUTES 27 & 33; THENCE SOUTH 84 DEGREES 47 MINUTES 00 SECONDS EAST ALONG SAID SOUTHWESTERN BOUNDARY, A DISTANCE OF 178.20 FEET; THENCE SOUTH 53 DEGREES 40 MINUTES 00 SECONDS EAST ALONG SAID SOUTHWESTERN BOUNDARY, A DISTANCE OF 1,654.00 FEET TO THE POINT OF BEGINNING INITIALLY REFERRED TO; THENCE CONTINUING SOUTH 53 DEGREES 40 MINUTES 00 SECONDS EAST ALONG SAID SOUTHWESTERN BOUNDARY, A DISTANCE OF 270.00 FEET; THENCE SOUTH 36 DEGREES 20 MINUTES 00 SECONDS WEST, A DISTANCE OF 225.00 FEET TO THE NORTHERLY LINE OF THE RING ROAD AS DESCRIBED AS PARCEL 1 IN DOCUMENT 205016501; THENCE NORTH 53 DEGREES 40 MINUTES 00 SECONDS WEST ALONG SAID ROAD, A DISTANCE OF 270.00 FEET; THENCE NORTH 36 DEGREES 20 MINUTES 00 SECONDS EAST, A DISTANCE OF 225.00 FEET TO THE POINT OF BEGINNING.

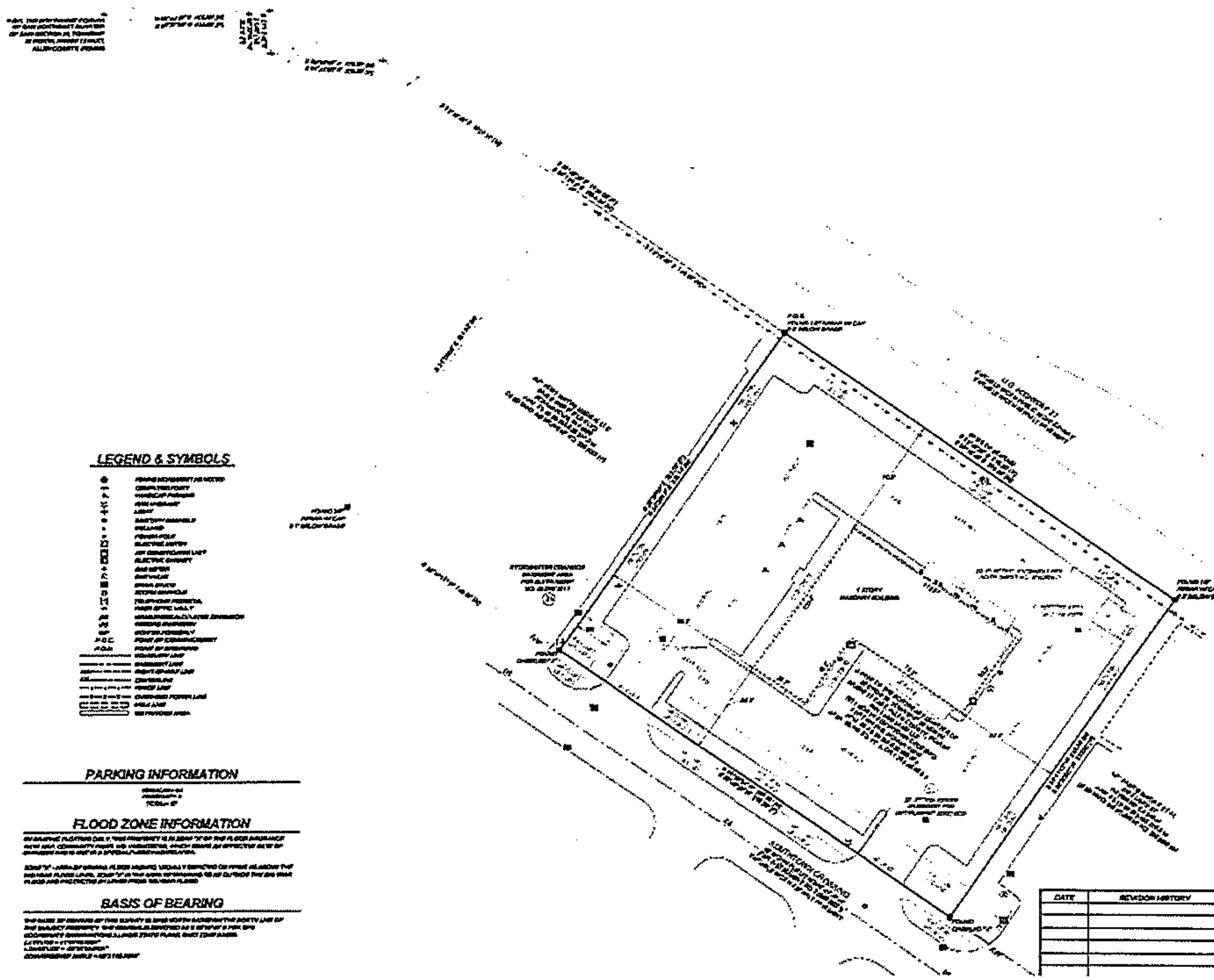
ALTA/NSPS LAND TITLE SURVEY

7811 NORTH SOUTHTOWN CROSSING
LOCATED IN: SECTION 36, TOWNSHIP 30 NORTH, RANGE 12 EAST, 2ND P.M.
FORT WAYNE, ALLEN COUNTY, INDIANA 46816

VICINITY MAP



GENERAL NOTES



LEGEND & SYMBOLS

PARKING INFORMATION

FLOOD ZONE INFORMATION

BASIS OF BEARING

SURVEYOR'S CERTIFICATE

DATE	REVISION HISTORY	BY

BLEW

Surveying | Engineering | Environmental

STATEMENT OF BENEFITS
VACANT BUILDING DEDUCTION
State Form 55182 (R2 / 1-21)
Prescribed by the Department of Local Government Finance

CITY OF FT. WAYNE
MAY 29 2026
CR-1
COMMUNITY DEVELOPMENT

20____ PAY 20____
FORM SB-1 / VBD

PRIVACY NOTICE
The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1 (c) and (d).

This statement is being completed for real property that qualifies as an "eligible vacant building" as defined by IC 6-1.1-12.1-1(17).

INSTRUCTIONS:

1. *This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body BEFORE the occupation of the eligible vacant building for which the person wishes to claim a deduction.*
2. *To obtain a vacant building deduction, a Form 322/VBD must be filed with the county auditor before May 10 in the year in which the property owner or his tenant occupies the vacant building or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. If the property owner misses the May 10 deadline in the initial year of occupation, he can apply between January 1 and May 10 of a subsequent year.*
3. *A property owner who files the Form 322/VBD must provide the county auditor and the designating body with a Form CF-1/VBD to show compliance with the approved Form SB-1/VBD. The Form CF-1/VBD must also be updated each year in which the deduction is applicable.*

SECTION 1 — TAXPAYER INFORMATION

Name of taxpayer: SOUTHTOWN PROPERTIES, LLC		
Address of taxpayer *(number and street, city, state, and ZIP code)*: 75 N Main St, Zionsvillem IN 46077		
Name of contact person: Jeff Wishek	Telephone number: (317) 660-1530	E-mail address: jeff@indecorpllc.com

SECTION 2 — LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body: Fort Wayne Common Council		Resolution number:
Location of property: 7811 Southtown Crossing, Ft. Wayne, IN	County: Allen	DLGF taxing district number: 074
Description of eligible vacant building that the property owner or tenant will occupy *(use additional sheets if necessary)*: Vacant Firestone automotive repair building.		Estimated occupancy date *(month, day, year)*: Feb 1 2026
		Estimated date placed-in-use *(month, day, year)*: Mar 30 2026

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

Current Number	Salaries	Number Retained	Salaries	Number Additional	Salaries
0				5	300,000.00

SECTION — ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values	1,100,000.00	
Plus estimated values of proposed project	300,000.00	
Less values of any property being replaced	0.00	
Net estimated values upon completion of project	1,400,000.00	

SECTION 5 — EFFORTS TO SELL OR LEASE VACANT BUILDING

Described efforts by the owner or previous owner to sell, lease, or rent the building during period of vacancy:
The property was advertised for sale and/or lease by multiple agents dating back to 2021.

See included exhibits.

Show amount for which the building was offered for sale, lease, or rent during period of vacancy.
2,400,000

List any other benefits resulting from the occupancy of the eligible vacant building.
The project returned a long vacant commercial property to productive use, improved the appearance and functionality of the site, created new jobs, and increased economic activity.

SECTION 6 — TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative	Title	Date signed *(month, day, year)*
Jeffrey Wishek	Owner	May 26, 2026

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 amount of the deduction applicable is limited to $ unlimited.

C. Other limitations or conditions *(specify)* N/A

D. Number of years allowed:

- [x] Year 1
- [ ] Year 2
- [ ] Year 3
- [ ] Year 4
- [ ] Year 5 *(* see below)*
- [ ] Year 6
- [ ] Year 7
- [ ] Year 8
- [ ] Year 9
- [ ] Year 10

E. For a statement of benefits approved after June 30, 2013, did the designating body adopt an abatement schedule per IC 6-1.1-12.1-17?

[x] Yes [ ] No

If yes, attach a copy of the abatement schedule to this form.
If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved *(signature and title of authorized member of designating body)*	Telephone number	Date signed *(month, day, year)*
	( )	

Printed name of authorized member of designating body	Name of designating body

Attested by *(signature and title of attester)*	Printed name of attester

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

IC 6-1.1-12.1-1

(17) "Eligible vacant building" means a building that:

(A) is zoned for commercial or industrial purposes; and

(B) is unoccupied for at least one (1) year before the owner of the building or a tenant of the owner occupies the building, as evidenced by a valid certificate of occupancy, paid utility receipts, executed lease agreements, or any other evidence of occupation that the department of local government finance requires.

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.

81°

LIVE NOW WANE 15+ Stream

LOCAL NEWS

Bridgestone closes 3 'underperforming' Fort Wayne tire stores

The former Tires Plus along West Jefferson Boulevard is shown.
Posted: Apr 28, 2021 / 12:07 PM EDT
Updated: Apr 28, 2021 / 12:07 PM EDT

SHARE

FORT WAYNE, Ind. (WANE) — Three tire stores in Fort Wayne have closed.

Bridgestone confirmed to WANE 15 it has closed the Tires Plus locations at 4201 W. Washington Center Road and 5736 W. Jefferson Blvd. and the Firestone Complete Auto Care at 7811 Southtown Crossing.

Bridgestone said an evaluation found the stores were "underperforming."

"BSRO (Bridgestone Retail Operations) has worked to minimize the impact of these closures on employees, customers and the community," Bridgestone said in a statement.

ADD AS PREFERRED SOURCE ON GOOGLE

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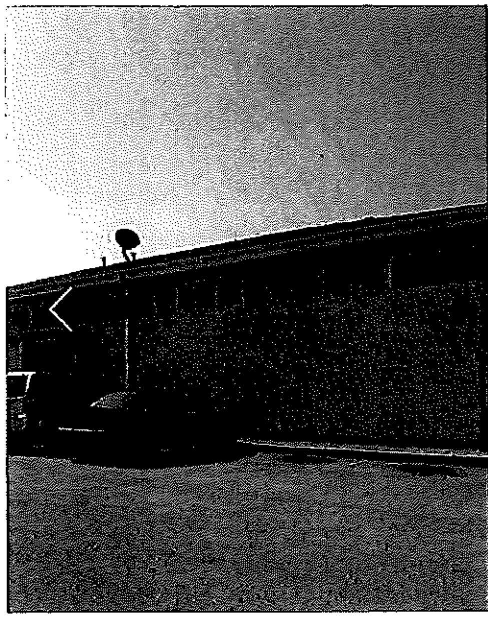
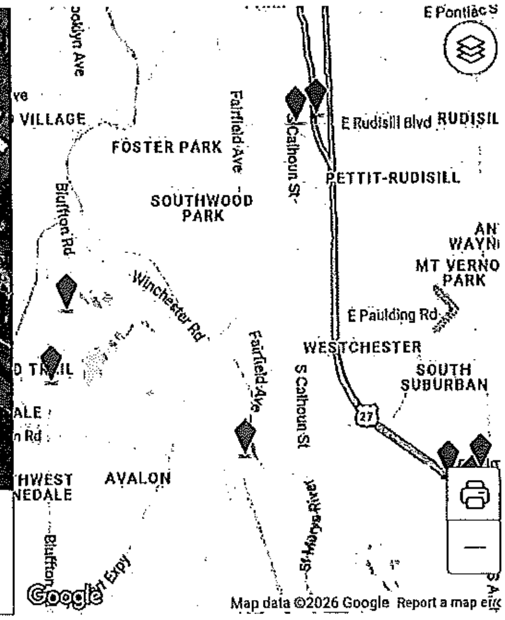
PROPERTY RECORD

This page contains information about the property located at 7811 Southtown Xing, Fort Wayne, IN, 46816.

7811 Southtown Xing, Fort Wayne, IN 46816



7811 Southtown Xing, Fort Wayne, IN Parcel Map



PROPERTY DETAIL

Information for the property located at 7811 Southtown Xing Fort Wayne, IN includes data gathered from Allen County tax records, public records data providers and LoopNet historical data records.

Address	7811 Southtown Xing
APN/Parcel ID	02-12-36-203-002.002-074
Legal Description	1.4A TR 591.2FT E & APPRX-LY 1722 FT SE-LY FROM NW COR S OF HWY 27 N OF SOUTHTOWN XING NE 1/4 SEC 36 #2
Land Use	Autorepair
County	Allen
Flood Zone	B and X Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods.
State	Indiana
Tax Year	2024
Lot Size	14 AC
Assessed Year	2025
Submarket	Outlying Allen County
Census	003600
Market	Fort Wayne

GROCERIES

PUBLIC TRANSPORTATION

AIRPORT	DRIVE	WALK	DISTANCE
Fort Wayne International	17 min		8.0 mi

SALE & LEASE HISTORY

LoopNet.com has seen the following sale and lease activity for the property located at 7811 Southtown Xing, Fort Wayne, IN

	LISTING DATE	SALE/LEASE
No Photo	JUN 02, 2021	FOR LEASE
No Photo	JUN 02, 2021	FOR SALE
No Photo	JUL 28, 2022	FOR LEASE
No Photo	JUL 28, 2022	FOR SALE
No Photo	JAN 24, 2024	FOR SALE

Members of the Fort Wayne Common Council,

Thank you for considering this application for Economic Revitalization Area tax abatement assistance for the redevelopment of the vacant former Firestone automotive facility located at 7811 N Southtown Crossing in Fort Wayne.

This property had remained vacant since 2020 and had fallen into disrepair, requiring substantial renovation and modernization before it could return to productive use. Our project represents a significant private investment into the property, including roof repairs, HVAC replacement, upgraded lighting, parking lot improvements, signage, and interior remodeling necessary to reactivate the site and return it to productive commercial use.

The project will bring a long-vacant commercial property back into active operation within an Economic Development Target Area and TIF district specifically designated to encourage reinvestment and economic growth. In addition to improving the appearance and functionality of the site, the project is expected to create full-time jobs with competitive wages and benefits for Fort Wayne residents.

We would also like to respectfully address the timing of our application. At the time we acquired the property and began necessary rehabilitation work, we were not aware that the Economic Revitalization Area tax abatement program was available for this type of redevelopment project. Due to the condition of the building and the urgency of returning the property to operational status, we moved forward immediately with repairs and improvements in good faith.

As soon as we became aware of the program and the possibility of qualifying for assistance, we worked to complete the application process and provide all requested documentation. Although the improvements were initiated prior to submitting the application, the intent and purpose of the project fully align with the goals of the ERA program: revitalizing a long-vacant property, encouraging private investment, improving a targeted commercial corridor, and creating jobs and economic activity within the City of Fort Wayne.

We respectfully ask for your consideration and support despite the timing issue, and we appreciate the opportunity to present this project for approval.

Thank you for your time and consideration.

Sincerely,

Jeffrey Wishek

Jeff Wishek
Co-owner
Midas Southtown Crossing

FEB 25, 2025 FOR SALE

No Photo

NEARBY PROPERTIES

ADDRESS	LAND USE	TOTAL SIZE	LOT SIZE	ZONING
8310 Bridgeway Blvd, Fort Wayne, IN		385,470 SF	36.85 AC	
8310 Bridgeway Blvd, Fort Wayne, IN		270,448 SF	41.83 AC	
7101 S Calhoun St, Fort Wayne, IN		97,125 SF	152.07 AC	
352 E Pettit Ave, Fort Wayne, IN		300,402 SF	259.60 AC	
7502 Southtown Xing, Fort Wayne, IN		217,151 SF	207.20 AC	
201 E Rudisill Blvd, Fort Wayne, IN		167,836 SF	4.30 AC	
6014 Fairfield Ave, Fort Wayne, IN		43,122 SF	11.44 AC	
6723 S Anthony Blvd, Fort Wayne, IN		243,087 SF	324.91 AC	
2536 E Tillman Rd, Fort Wayne, IN		95,432 SF	386.87 AC	
7501 Lakeridge Dr, Fort Wayne, IN		187,552 SF	15.32 AC	

SEE MORE

BILL NO. R-26-

CONFIRMING RESOLUTION NO. R-________

A CONFIRMING RESOLUTION designating an "Economic Revitalization Area" and approving a waiver of non-compliance under I.C. 6-1.1-12.1 for property commonly known as 7811 Southtown Xing, Fort Wayne, Indiana 46808, (Southtown Properties, LLC/GENEX, Inc. DBA Midas)

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 five full-time, permanent jobs with a total current payroll of $300,000, with the average current full-time annual salary of $60,000; and

WHEREAS, the total estimated project cost is $300,000; and

WHEREAS, representatives of Southtown Properties, LLC/GENEX, Inc. DBA Midas informed Common Council that the real property improvements for which they are requesting designation of an Economic Revitalization Area under I.C. 6-1.1-12.1 are complete; and

WHEREAS, Southtown Properties, LLC/GENEX, Inc. DBA Midas. has submitted a written request for a waiver of non-compliance under I.C. 6-1.1-12.1-11.3; and

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

WHEREAS, the Common Council acknowledges that Southtown Properties, LLC/GENEX, Inc. DBA Midas has requested a waiver of non-compliance which the Common Council has the power and authority to approve under I.C. 6-1.1-12.1-11.3; and

WHEREAS, Common Council finds that Southtown Properties, LLC/GENEX, Inc. DBA Midas did not comply with I.C. 6-1.1-12.1 by:

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

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

WHEREAS, notice of the adoption and substance of said Resolution has been published in accordance with I.C. 6-1.1-12.1-2.5, I.C. 6-1.1-12.1-11.3(c) and I.C. 5-3-1and a public hearing has been conducted on said Resolution and waiver.

WHEREAS, representatives of Southtown Properties, LLC/GENEX, Inc. DBA Midas were in attendance and presented testimony on why a waiver should be granted; and

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

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

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

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

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

for which Southtown Properties, LLC/GENEX, Inc. DBA Midas desires to claim an Economic Revitalization Area deduction. Such waiver shall be in effect for real property improvements during the period of February 1, 2026 through March 31, 2026.

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

SECTION 3. That, the hereinabove described property is hereby declared an "Economic Revitalization Area" pursuant to I.C. 6-1.1-12.1, said designation to begin on the effective date of this

Resolution and shall terminate on December 31, 2026, unless otherwise automatically extended in five year increments per I.C. 6-1.1-12.1-9.

SECTION 4. That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall apply to a deduction of the assessed value of real estate improvements made between February 1, 2026 and March 31, 2026.

SECTION 5. That, the estimate of the number of individuals that will be employed or whose employment will be retained and the estimate of the annual salaries of those individuals and the estimate of redevelopment or rehabilitation all contained in Petitioner's Statement of Benefits are reasonable and are benefits that can be reasonably expected to result from the proposed described redevelopment or rehabilitation.

SECTION 6. 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 $2.8141/$100.

(b) If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be $2.8141/$100 (the change would be negligible).

(c) If the proposed development occurs and a deduction percentage of fifty percent (50%) is assumed, the approximate current year tax rate for the site would be $2.8141/$100 (the change would be negligible).

(d) If the proposed occupation of the eligible vacant building does not occur, the approximate current year tax rates for this site would be $2.8141/$100.

(e) If the proposed occupation of the eligible vacant building occurs and no deduction is granted, the approximate current year tax rate for the site would be $2.8141/$100 (the change would be negligible).

(f) If the proposed occupation of the eligible vacant building occurs, and a deduction percentage of fifty percent (50%) is assumed, the approximate current year tax rate for the site would be $2.8141/$100 (the change would be negligible).

SECTION 7. That, pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from the assessed value of the real property shall be for a period of one year.

SECTION 8. The deduction schedule from the assessed value of the real property pursuant to I.C. 6-1.1-12.1-17 shall look like this:

Year of Deduction	Percentage
1	100%

SECTION 9. That, the benefits described in the Petitioner's Statement of Benefits can be reasonably expected to result from the project and are sufficient to justify the applicable deductions.

SECTION 10. For real property, a deduction application must contain a performance report showing the extent to which there has been compliance with the Statement of Benefits form approved by the Common Council at the time of filing. This report must be submitted to the Allen County Auditor's Office and the City of Fort Wayne's Community Development Division and must be included in the deduction application. For subsequent years, the performance report must be updated each year in which the deduction is applicable at the same time the property owner is required to file a personal property tax return in the taxing district in which the property for which the deduction was granted is located. If the taxpayer does not file a personal property tax return in the taxing district in which the property is located, the information must be provided by May 15.

SECTION 11. The performance report must contain the following information:

A. The cost and description of real property improvements.

B. The number of employees hired through the end of the preceding calendar year as a result of the deduction.

C. The total salaries of the employees hired through the end of the preceding calendar year as a result of the deduction.

D. The total number of employees employed at the facility receiving the deduction.

E. The total assessed value of the real property deduction.

F. The tax savings resulting from the real property being abated.

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

SECTION 13. That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that has received a deduction under section 3 or 4.5 of this chapter may be required to repay the deduction amount as determined by the county auditor in accordance with section 12 of said chapter if the property owner ceases operations at the facility for which the deduction was granted and if the Common Council finds that the property owner obtained the deduction by intentionally providing false information concerning the property owner's plans to continue operation at the facility.

SECTION 14. That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

____

Member of Council

APPROVED AS TO FORM A LEGALITY

____

Malak Heiny, City Attorney