

**A DECLARATORY RESOLUTION designating an  
“Economic Revitalization Area” under I.C. 6-1.1-12.1  
for property commonly known as 2100 West State  
Boulevard Fort Wayne, Indiana 46808 (Dana Light  
Axle Products, LLC)**

**WHEREAS**, Petitioner has duly filed its petition dated June 16, 2021 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 retain 855 full-time, permanent jobs for a total retained annual payroll of \$48,600,000 with the average additional, annual job salary being \$56,842; and

**WHEREAS**, the total estimated project cost is \$70,000,00,000; 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, 2021, unless otherwise automatically extended in five year increments per I.C. 6-1.1-12.1-9.

**SECTION 2.** That, upon adoption of the Resolution:

- (a) Said Resolution shall be filed with the Allen County Assessor;
- (b) Said Resolution shall be referred to the Committee on Finance requesting a recommendation from said committee concerning the advisability of designating the above area an “Economic Revitalization Area”;
- (c) Common Council shall publish notice in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption and substance of this resolution and setting this designation as an “Economic Revitalization Area” for public hearing.

**SECTION 3.** That, said designation of the hereinabove described property as an “Economic Revitalization Area” shall apply to a deduction of the assessed value of personal property for manufacturing equipment to be made between December 15, 2021 and December 31, 2025.

**SECTION 4.** That, the estimate of the number of individuals that will be employed or whose employment will be retained and the estimate of the annual salaries of those individuals and the estimate of the value of new manufacturing equipment all contained in Petitioner’s Statement of Benefits, are reasonable and are benefits that can be reasonably expected to result from the proposed described installation of new manufacturing equipment.

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

- (a) If the proposed new manufacturing equipment is not installed, the approximate current year tax rates for this site would be \$3.1453/\$100.
- (b) If the proposed new manufacturing equipment is installed and no deduction is granted, the approximate current year tax rate for the site would be 3.1453/\$100 (the change would be negligible).
- (c) If the proposed new manufacturing equipment is installed and a deduction percentage of eighty percent (80%) is assumed, the approximate current year tax rate for the site would be 3.1453/\$100 (the change would be negligible).

1           **SECTION 6.** That, this Resolution shall be subject to being confirmed, modified and  
2 confirmed, or rescinded after public hearing and receipt by Common Council of the above  
3 described recommendations and resolution, if applicable.

4           **SECTION 7.** That, pursuant to I.C. 6-1.1-12.1, it is hereby determined that the  
5 deduction from the assessed value of the new manufacturing equipment shall be for a period of  
6 ten years.

7           **SECTION 8.** The deduction schedule from the assessed value of new manufacturing  
8 equipment pursuant to I.C. 6-1.1-12.1-17 shall look like this:

Year of Deduction	Percentage
1	100%
2	90%
3	80%
4	70%
5	60%
6	50%
7	40%
8	30%
9	20%
10	10%
11	0%

12  
13           **SECTION 9.** That, the benefits described in the Petitioner's Statement of Benefits can  
14 be reasonably expected to result from the project and are sufficient to justify the applicable  
15 deductions.

16           **SECTION 10.** That, the taxpayer is non-delinquent on any and all property tax due to  
17 jurisdictions within Allen County, Indiana.

18           **SECTION 11.** That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that has  
19 received a deduction under section 3 or 4.5 of said chapter may be required to repay the  
20 deduction amount as determined by the county auditor in accordance with section 12 of said  
21 chapter if the property owner ceases operations at the facility for which the deduction was  
22 granted and if the Common Council finds that the property owner obtained the deduction by  
23 intentionally providing false information concerning the property owner's plans to continue  
24 operation at the facility.

25           **SECTION 12.** That, this Resolution shall be in full force and effect from and after its  
26 passage and any and all necessary approval by the Mayor.

27  
28  
29  
30  
  
Member of Council

APPROVED AS TO FORM AND LEGALITY

  
\_\_\_\_\_  
Carol Helton, City Attorney

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Dana Light Axle Products, LLC is requesting the designation of an Economic Revitalization Area for eligible personal property improvements. Dana Light Axle Products, LLC will purchase and install new manufacturing equipment.**

EFFECT OF PASSAGE: **Investment of \$70,000,000 and the retention of 855 full-time permanent jobs with a total retained annual payroll of \$48,600,000.**

EFFECT OF NON-PASSAGE: **Potential loss of investment and the retention of 855 full-time permanent jobs with a total retained annual payroll of \$48,600,000.**

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

ASSIGNED TO COMMITTEE (PRESIDENT): **Jason Arp and Glynn Hines**

# MEMORANDUM



**TO:** City Council  
**FROM:** Carman Young, Economic Development Specialist  
**DATE:** November 17, 2021  
**RE:** Request for designation by Dana Light Axle Products, LLC as an ERA for personal property improvements.

## BACKGROUND

PROJECT ADDRESS:	2100 West State Street	PROJECT LOCATED WITHIN:	N/A
PROJECT COST:	\$70,000,000	COUNCILMANIC DISTRICT:	3

COMPANY PRODUCT OR SERVICE:	<b>Dana Light Axle Products, LLC is an automotive parts manufacturer.</b>
PROJECT DESCRIPTION:	<b>Dana Light Axle Products, LLC will purchase and install new personal property equipment.</b>

CREATED	RETAINED
JOBS CREATED (FULL-TIME): 0	JOBS RETAINED (FULL-TIME): 855
JOBS CREATED (PART-TIME): 0	JOBS RETAINED (PART-TIME): 0
TOTAL NEW PAYROLL: 0	TOTAL RETAINED PAYROLL: \$46,800,00
AVERAGE SALARY (FULL-TIME NEW): 0	AVERAGE SALARY (FULL-TIME RETAINED): \$56,842

## COMMUNITY BENEFIT REVIEW

Yes  No  N/A

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

Yes  No  N/A

Real estate to be designated is consistent with land use policies of the City of Fort Wayne?

**Explain: Property to be designated is zoned I3, Intensive 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?

Yes  No  N/A

Project encourages the improvement or replacement of obsolete manufacturing and/or research and development and/or information technology and/or logistical distribution equipment?

**Explain: Dana Light Axle Products, LLC will purchase and install new manufacturing 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: 855 full-time positions will be retained with a total retained annual payroll of \$48,600,000.**
- 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 personal property improvements is ten years.

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

## PREVIOUSLY APPROVED PHASE-INS

Dana Light Axle Products, LLC currently has five active tax phase-ins that were all determined to be compliant in 2021.

2011 Designation

R-47-11 for \$372,500 in real property improvements and \$3,179,330 in manufacturing equipment improvements.

2012 Designation

R-18-12 for \$4,200,000 in manufacturing equipment improvements.

2013 Designation

R-52-13 for \$6,500,000 in manufacturing equipment improvements.

2014 Designation

R-99-14 for \$49,000,000 in manufacturing equipment improvements.

2016 Designations

R-53-16 for \$90,000,000 in manufacturing equipment improvements.

**Signed:**

\_\_\_\_\_  
**Economic Development Specialist**

**COMMUNITY DEVELOPMENT DIVISION**

TAX ABATEMENT - ESTIMATE OF SAVINGS

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

Dana Light Axle Products, LLC

PERSONAL PROPERTY TAX ABATEMENT - 10 yr Schedule

Year	Value	"Pool 2"	True Tax Value	Assessed Value	Abatement %	Tax Paid %	Deduction	Taxable A V	Tax Rate	Tax Paid	Tax Saved
1	\$70,000,000	40%	\$28,000,000	\$28,000,000	100%	0%	\$28,000,000	\$0	0.031453	\$0	\$880,684
2	\$70,000,000	56%	\$39,200,000	\$39,200,000	90%	10%	\$35,280,000	\$3,920,000	0.031453	\$123,296	\$1,109,662
3	\$70,000,000	42%	\$29,400,000	\$29,400,000	80%	20%	\$23,520,000	\$5,880,000	0.031453	\$184,944	\$739,775
4	\$70,000,000	32%	\$22,400,000	\$22,400,000	70%	30%	\$15,680,000	\$6,720,000	0.031453	\$211,364	\$493,183
5	\$70,000,000	30%	\$21,000,000	\$21,000,000	60%	40%	\$12,600,000	\$8,400,000	0.031453	\$264,205	\$396,308
6	\$70,000,000	30%	\$21,000,000	\$21,000,000	50%	50%	\$10,500,000	\$10,500,000	0.031453	\$330,257	\$330,257
7	\$70,000,000	30%	\$21,000,000	\$21,000,000	40%	60%	\$8,400,000	\$12,600,000	0.031453	\$396,308	\$264,205
8	\$70,000,000	30%	\$21,000,000	\$21,000,000	30%	70%	\$6,300,000	\$14,700,000	0.031453	\$462,359	\$198,154
9	\$70,000,000	30%	\$21,000,000	\$21,000,000	20%	80%	\$4,200,000	\$16,800,000	0.031453	\$528,410	\$132,103
10	\$70,000,000	30%	\$21,000,000	\$21,000,000	10%	90%	\$2,100,000	\$18,900,000	0.031453	\$594,462	\$66,051
11	\$70,000,000	30%	\$21,000,000	\$21,000,000	0%	100%	\$0	\$21,000,000	0.031453	\$660,513	\$0
									TOTAL TAX SAVED	( 10 yr deduction)	<b>\$4,610,381</b>
									TOTAL TAX PAID	( 10 yr deduction)	<b>\$3,756,117</b>

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

**Personal Property Abatements**

Tax Abatement Review System

Dana Light Axle Products, LLC

	Points Possible	Points Awarded
<b>INVESTMENT (30 points possible)</b>		
<b>Total new investment in equipment</b>		
Over \$5,000,000	10	10
\$1,000,000 to \$4,999,999	8	
\$500,000 to \$999,999	6	
\$0 to \$499,999	4	
<b>Investment per employee (both jobs created and retained)</b>		
\$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	
<b>Estimated local income taxes generated from jobs retained</b>		
\$80,000 or more	5	5
\$30,000 to \$79,999	4	
\$10,000 to \$29,999	3	
\$5,000 to \$9,999	2	
less than \$5,000	1	
<b>Estimated local income taxes generated from jobs created (Double points for start-up)</b>		
\$30,000 or more	5	
\$10,000 to \$29,999	4	
\$5,000 to \$9,999	3	
\$3,000 to \$4,999	2	
less than \$3,000	1	
<b>ECONOMIC BASE (20 points possible)</b>		
<b>Location Quotient in designated Occupation Code (use majority Occupation Code of all created and retained jobs)</b>		
Greater than 1.0	5	
<b>Estimated Percent of Business done outside Allen County</b>		
Greater than 75%	15	15
50% to 74%	10	
25% to 49%	5	
<b>JOBS (20 points possible)</b>		
<b>Total number of permanent jobs retained</b>		
Over 250	10	10
100 to 249	8	
50 to 99	6	
25 to 49	4	
10 to 24	2	
1 to 9	1	
<b>Total number of permanent jobs created (Double for start-up)</b>		
Over 100	10	
50-99	8	
25-49	6	
10-24	4	
1 to 9	2	
<b>WAGES (20 points possible)</b>		
<b>Median salary of the jobs created and/or retained</b>		
Over \$47,999	20	20
\$43,000 to \$47,999	16	
\$38,000 to \$42,999	12	
\$33,000 to 37,999	8	
\$28,000 to \$32,999	4	
under \$28,000	0	

**BENEFITS (10 points possible)**

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

**SUSTAINABILITY**

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

**Total 80**

Length of Abatement
20 to 39 points - 3 year abatement
40 to 59 points - 5 year abatement
60 to 69 points - 7 year abatement
70 to 100 points - 10 year abatement

\* If average annual salary of the full-time jobs created by listed occupation is 10% or greater than the current average salary for Allen County and is eligible for a 7 or 10 year abatement, then the applicant is eligible for an alternate deduction schedule.

Personal Property Deduction Schedules	Alternative Deduction Personal Property Schedules
<b>10 year</b>	<b>10 Year</b>
Year 1: 100%	Year 1: 100%
Year 2: 90%	Year 2: 100%
Year 3: 80%	Year 3: 100%
Year 4: 70%	Year 4: 100%
Year 5: 60%	Year 5: 100%
Year 6: 50%	Year 6: 90%
Year 7: 40%	Year 7: 80%
Year 8: 30%	Year 8: 65%
Year 9: 20%	Year 9: 50%
Year 10: 10%	Year 10: 40%
Year 11: 0%	
<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  
NOV 11 2021  
COMMUNITY DEVELOPMENT

12/2019

### ECONOMIC REVITALIZATION AREA APPLICATION CITY OF FORT WAYNE, INDIANA

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

- Real Estate Improvements
- Personal Property Improvements
- Vacant Commercial or Industrial Building

Total cost of real estate improvements: \_\_\_\_\_  
 Total cost of manufacturing equipment improvements: 70,000,000  
 Total cost of research and development equipment improvements: \_\_\_\_\_  
 Total cost of logistical distribution equipment improvements: \_\_\_\_\_  
 Total cost of information technology equipment improvements: \_\_\_\_\_  
**TOTAL OF ABOVE IMPROVEMENTS: 70,000,000**

### GENERAL INFORMATION

Real property taxpayer's name: Dana Light Axle Products, LLC  
 Personal property taxpayer's name: Dana Light Axle Products, LLC  
 Telephone number: (419) 887-3000  
 Address listed on tax bill: 2100 W State Blvd, Fort Wayne, Indiana 46808  
 Name of company to be designated, if applicable: Dana Light Axle Products, LLC  
 Year company was established: Facility Built 1945-1970  
 Address of property to be designated: 2100 W State Blvd, Fort Wayne, Indiana 46808  
 Real estate property identification number: Multiple Parcels (See attached exhibit "C")  
 Contact person name: Chris Mixis, Director - Global Tax and C&I  
 Contact person telephone number: (734) 629-1250 Contact email: Chris.Mixis@dana.com  
 Contact person address: 27870 Cabot Drive, Novi, Michigan 48377

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Geddes, John F.	Officer	27870 Cabot Drive, Novi, MI 48377	(419) 887-3000
Johnson, Jason	Officer	27870 Cabot Drive, Novi, MI 48377	(419) 887-3000
Heckendorn, Joseph	Officer	27870 Cabot Drive, Novi, MI 48377	(419) 887-3000
Kraus, Timothy	Officer	27870 Cabot Drive, Novi, MI 48377	(419) 887-3000

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

NAME	PERCENTAGE
Dana Automotive Systems Group, LLC	100%

- Yes  No Are any elected officials shareholders or holders of any debt obligation of the applicant or operating business? If yes, who? (name/title) \_\_\_\_\_
- Yes  No Is the property for which you are requesting ERA designation totally within the corporate limits of the City of Fort Wayne?
- Yes  No Do you plan to request state or local assistance to finance public improvements?
- Yes  No Is the property for which you are requesting ERA designation located in an Economic Development Target Area (EDTA)? (see attached map for current areas)
- Yes  No Does the company's business include a retail component? If yes, answer the following questions:  
 What percentage of floor space will be utilized for retail activities? \_\_\_\_\_  
 What percentage of sales is made to the ultimate customer? \_\_\_\_\_  
 What percentage of sales will be from service calls? \_\_\_\_\_

What is the percentage of clients/customers served that are located outside of Allen County? 100%

What is the company's primary North American Industrial Classification Code (NAICs)? 336300

Describe the nature of the company's business, product, and/or service: Dana Light Axle Products, LLC is an automotive parts manufacturer.

Dollar amount of annual sales for the last three years:

Year	Annual Sales
2020	325,794,678
2019	375,691,741
2018	370,188,935

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

Customer Name	City/State	Annual Gross Sales
Dana Light Axle Manufacturing, LLC	Dry Ridge, KY	160,215,023
Dana Light Axle Products, LLC	Toledo, OH	114,284,913
Dana Light Axle Manufacturing, LLC	Auburn Hills, MI	18,742,749

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

Supplier Name	City/State	Annual Gross Purchases
PRESRITE CORPORATION	CLEVELAND, OH	12,922,388
GREDE LLC	CHICAGO, IL	12,808,435
TURTLE & HUGHES INC	LINDEN, NJ	11,003,874

List the company's top three competitors:

Competitor Name	City/State
GKN PLC	Worcestershire, UK
American Axle & Holdings Inc	Detroit, MI
Magna International	Ontario, Canada

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

Industrial Use, Automotive Parts Manufacturer

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?

Due to obsolescence of existing equipment, it is necessary for Dana to update to new equipment to continue to meet the current and future production needs of our customers.

**REAL PROPERTY INFORMATION**

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

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

Describe the condition of the structure(s) listed above: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Projected construction start (month/year): \_\_\_\_\_

Projected construction completion (month/year): \_\_\_\_\_

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

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

**This project will adhere to all applicable federal, state, and municipal statutes, regulations, ordinances and codes, including but not limited to all Indiana and Allen County Building Codes and the Allen County Zoning Ordinance.**

**Adherence to all applicable federal, state, and municipal statutes, regulations, ordinances and codes will be maintained throughout all design, permitting, contractor licensure, and construction phases of the Property owner's project. Said adherence shall be attested to on the initial tax phase-in application and each annual Compliance with Statement of Benefits Form.**

**PERSONAL PROPERTY INFORMATION**

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

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

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

See Exhibit D

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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): 12/15/2021

Date last piece of equipment will be installed (month/year): 12/31/2025

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**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: N/A

Describe the condition of the structure(s) listed above: N/A

Projected occupancy date (month/year): N/A

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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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
Electrical Technicians	17-3023	20	1,400,000
Machinist	51-4041	649	32,800,000
Mechanics	49-9041	62	4,200,000
Tool Maker	51-4111	36	2,300,000
Salaried		88	7,900,000

#### Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Electrical Technicians	17-3023	20	1,400,000
Machinist	51-4041	649	32,800,000
Mechanics	49-9041	62	4,200,000
Tool Maker	51-4111	36	2,300,000
Salaried		88	7,900,000

#### Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll

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

When will you reach the levels of employment shown above? (month/year): 11/2021

## REQUIRED ATTACHMENTS

The following must be attached to the application.

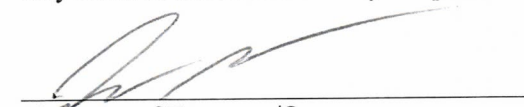
1. **Statement of Benefits Form(s) (first page/front side completed)**
2. **Full legal description of property and a plat map identifying the property boundaries. (Property tax bill legal descriptions are not sufficient.) Should be marked as Exhibit A.**
3. **Check for non-refundable application fee made payable to the City of Fort Wayne.**

ERA filing fee (either real or personal property improvements)	.1% of total project cost not to exceed \$1,000
ERA filing fee (both real and personal property improvements)	.1% of total project cost not to exceed \$1,500
ERA filing fee (vacant commercial or industrial building)	\$500
ERA filing fee in an EDTA	\$200
Amendment to extend designation period	\$300
Waiver of non-compliance with ERA filing	\$1,000 + ERA filing fee
4. **Owner's Certificate (if applicant is not the owner of property to be designated) Should be marked as Exhibit B if applicable.**

## CERTIFICATION

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

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

  
\_\_\_\_\_  
Signature of Taxpayer/Owner

John Geddes - VP, Assistant Treasurer

\_\_\_\_\_  
Printed Name and Title of Applicant

11/11/2021

\_\_\_\_\_  
Date

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

Dana Light Axle Products LLC  
2100 West State Blvd  
Fort Wayne, Indiana 46808

EXHIBIT A

Parcel I:

The parcels described in Deed Record 384, page 472, Deed Record 384, pages 603-604, Deed Record 406, pages 292-293, together with Lots 1 through 6, inclusive in Poinsett Park Addition (recorded in Plat Book 10, pages 72-73), together with Lots 1 through 44, inclusive in Cambridge Hills Addition (recorded in Plat Book 13, page 61), all as recorded in the Office of the Recorder of Allen County, Indiana, more particularly described as follows:

Beginning at the Southeast Corner of Lot 2 in Poinsett Park Addition, said corner being on the Northerly, 50 foot right-of-way line of West State Boulevard; thence Westerly along said Northerly right-of-way line, a distance of 1,195.52 feet to the Easterly, 60 foot wide transmission right-of-way of Indiana & Michigan Electric Co. (formerly Indiana Service Corporation); thence Northwesterly along said transmission right-of-way, a distance of 282.70 feet to the West line of the Northwest Quarter of Section 34, Township 31 North, Range 12 East, Allen County, Indiana; thence continuing Northwesterly along the Easterly line of said transmission right-of-way, a distance of 2413.8 feet to the North line of the Northeast Quarter of Section 33, Township 31 North, Range 12 East; thence Easterly along the North line of said Northeast Quarter, a distance of 404.7 feet to the Northeast corner of said Section 33, said corner also being the Northwest corner of the Northwest Quarter of said Section 34; thence continuing Easterly along the North line of said Northwest Quarter, a distance of 1063.59 feet to the Northwest corner of the plat of said Cambridge-Hills Addition, said corner also being the Northeast corner of the parcel described in Deed Record 384, page 472; thence Southerly along the West line of said Cambridge Hills Addition, said West line also being the East line of the parcel described in Deed Record 384, page 472, a distance of 40 feet to the Northwest corner of Lot 1 in said Cambridge Hills Addition; thence Easterly along the North line of said Lot 1, a distance of 107 feet to the Northeast corner of said Lot 1; thence Southerly along the East lines of Lots 1 through 13, inclusive, in said Cambridge Hills Addition, a distance of 655.28 feet to the Southeast corner of said Lot 13; thence Westerly along the South line of said Lot 13, a distance of 107.68 feet to the Southwest corner of said Lot 13; thence Southerly along the West line of said Cambridge Hills Addition, a distance of 50 feet to the Northwest Corner of Lot 14 in said Cambridge Hills Addition; thence Easterly along the North line of said Lot 14, a distance of 107.74 feet to the Northeast corner of said Lot 14; thence Southerly along the East lines of Lots 14 through 24 inclusive, in said Cambridge Hills Addition, a distance of 570 feet to the Southeast corner of said Lot 24; thence Westerly along the South line of said Lot 24, a distance of 108.4 feet to the Southwest corner of said Lot 24; thence Southerly along the West line of said Cambridge Hills Addition, a distance of 60 feet to the Northwest corner of Lot 25 in said Cambridge Hills Addition; thence Easterly along the North line of said Lot 25, a distance of 108.47 feet to the Northeast corner of said Lot 25; thence Southerly along the East lines of Lots 25 through 41, inclusive, in said Cambridge Hills Addition, a distance of 878 feet to the Southeast corner of said Lot 41; thence Southeasterly, along the east lines of Lots 42, 43, and 44, along a curve to the left, as shown on said plat of Cambridge Hills Addition, a distance of 155.3 feet to the Southeast corner of said Lot 44, said corner being the Northeast corner of Lot 6 in said Poinsett Park Addition; thence Southeasterly, along the East lines of Lots 6 through 2, inclusive, along a curve to the left, as shown on the plat of said Poinsett Park Addition, a distance of 271.91 feet to the Southeast corner of said Lot 2 and the Point of Beginning.

Parcel II:

Lots 78 through 101, inclusive, in Cambridge Hills Addition (recorded in Plat Book 13, page 61) in the Office of the Recorder of Allen County, Indiana, more particularly described as follows:

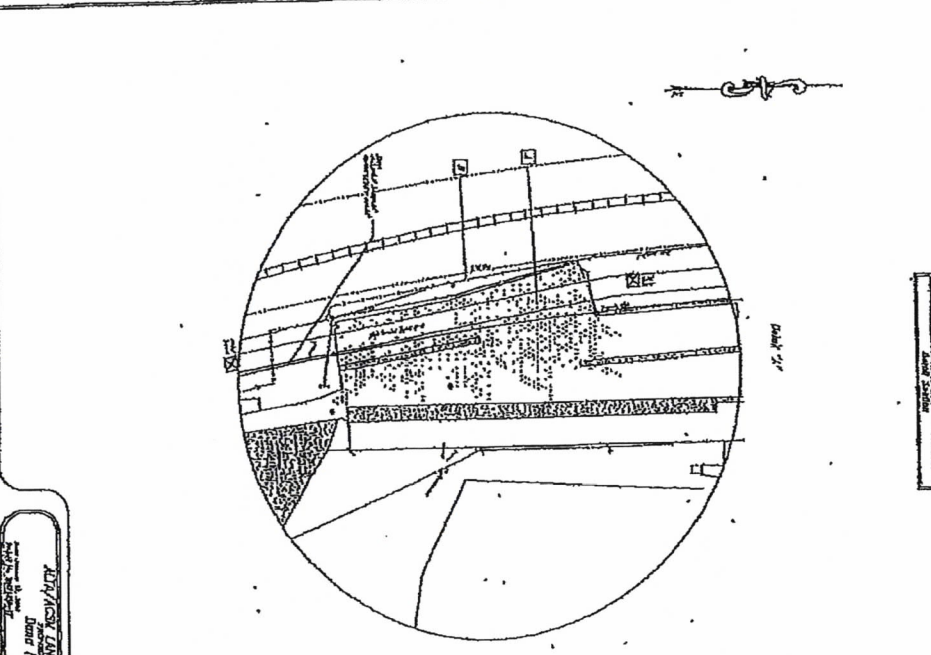
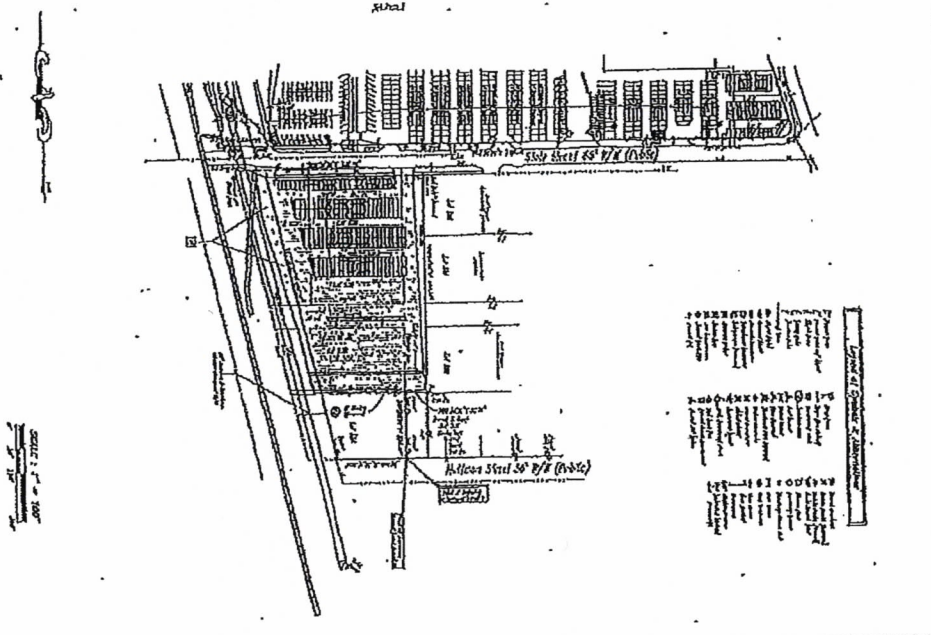
Beginning at the Southwest corner of Lot 78 in said Cambridge Hills Addition; thence Northerly along the West lines of Lots 78 through 90, inclusive, in said Addition, a distance 657 feet to the Northwest corner of said Lot 90; thence Easterly and Southeasterly, along the Northerly lines of Lots 90 and 91, along a curve to the right, having a radius of 300 feet, an arc length of 232 feet to the Northeast corner of said Lot 91; thence Southerly along the East lines of Lots 91 through 101, inclusive, in said Addition, a distance of 566 feet to the Southeast corner of said Lot 101; thence Westerly, along the South line of said Lot 101, a distance of 118 feet to the Southwest corner of said Lot 101, said corner also being the Northeast corner of Lot 78 in said Addition; thence Southerly, along the East line of said Lot 78, a distance of 50 feet to the southeast corner of said Lot 78; thence Westerly along the south line of said Lot 78, a distance of 110 feet to the Point of the Beginning.

Parcel III:

Lots 126, 127, 128, 133 and 134, together with all of Tillie Avenue lying East of Lots 126, 128, and 133 as vacated by Declaratory Resolution 864-52 and recorded in Plat Book 19, page 162, together with all of vacated Rosemont Drive (Declaratory Resolution 864-52) lying South of Lots 127 and 128, except that portion of vacated Rosemont Drive which lies South of the West 60 feet of Lot 127 and North of the West 60 feet of Lot 133, as sold off in Deed Record 305, page 592, and excepting the West 60 feet of Lots 127, 133 and 134, sold off by Deed Record 305, page 592, and excepting that part of the vacated Tillie Avenue and Lots 126 and 127 sold off for street widening in Deed Record 641, page 583, all lying in the Plat of Eureka Park Addition (recorded in Plat Book 4, page 54, in the Office of the Recorder of Allen County, Indiana) more particularly described as follows:

Beginning at the Southeast corner of Lot 134 in said Eureka Park Addition; thence Westerly along the South line of said Lot 134, distance of 150.37 feet to the Easterly line of the parcel described in Deed Record 305, page 592; thence Northwesterly, along said Easterly line, a distance of 604.57 feet to the southerly right-of-way line of West State Boulevard and the Southwest corner of the parcel described in Deed Record 641, page 583; thence Easterly, along the Southerly right-of-way line, a distance of 340.14 feet to a point on the West line of Lot 125 in said Eureka Park Addition; thence Southerly along the West lines of Lots 125, 129, and 132 in said Eureka Park Addition, a distance of 451.6 feet to the Southwest Corner of Lot 132 in said Addition; thence Westerly, a distance of 50 feet to the Northeast corner of Lot 134 in said Addition; thence Southerly along the East line of said Lot 134 a distance of 136.6 feet to the Point of Beginning.

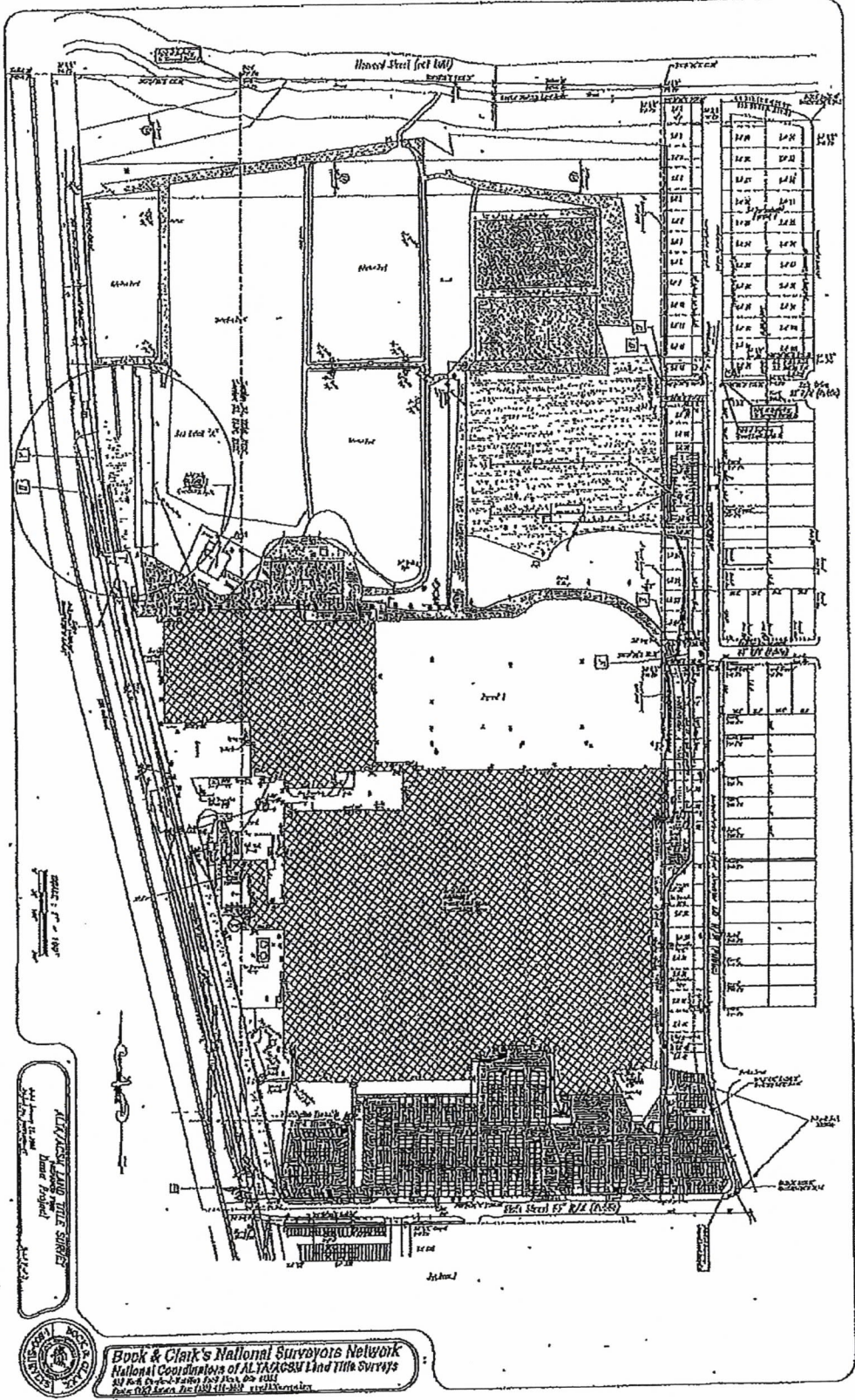
Being a portion of the property conveyed to Dana Transmissions, Inc., a Delaware corporation by General Warranty Deed dated October 13, 1999, and recorded as Instrument Number 990077849 in the Office of the Recorder of Allen County, Indiana.



ALHAMBRA LAND TRUST SURVEY  
 Surveyed by  
 Date of Survey  
 1986



**Boek & Clark's National Surveyors Network**  
 National Coordinators of ALTA/ACSM Land Title Surveys  
 33 Park Street, Suite 100, New York, NY 10014  
 Phone: (212) 691-1234



ALTA/ACSU LAND TITLE SURVEY  
 1981 - 1982  
 1:10000  
 1:10000  
 1:10000



**Bank & Clark's National Surveyors Network**  
 National Coordinators of ALTA/ACSU Land Title Surveys  
 All work done in accordance with the rules and regulations of the National Board of Surveyors and the National Society of Professional Surveyors.



Exhibit "B"

Dana Light Axle Products LLC  
2100 W State Blvd  
Fort Wayne, Indiana 46808

Applicant Is Owner. Owner Certificate Is N/A.

9/3/2021

Dana Light Axle Products, LLC  
2100 W State Blvd  
Fort Wayne, Indiana 46808

**EXHIBIT "C"**

Real Estate Property	Personal Property
Parcel Number	Parcel Number

02-07-33-229-002.000-073	02-073-0014179
02-07-34-101-001.000-073	02-073-8018041
02-07-34-101-002.000-073	02-073-8020164
02-07-34-126-001.000-074	
02-07-34-126-002.000-074	
02-07-34-126-003.000-074	
02-07-34-126-004.000-074	
02-07-34-126-005.000-074	
02-07-34-126-006.000-074	
02-07-34-126-007.000-074	
02-07-34-126-008.000-074	
02-07-34-126-009.000-074	
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02-07-34-126-011.000-074	
02-07-34-126-012.000-074	
02-07-34-126-013.000-074	
02-07-34-126-014.000-074	
02-07-34-126-015.000-074	
02-07-34-126-016.000-074	
02-07-34-126-017.000-074	
02-07-34-126-018.000-074	
02-07-34-126-019.000-074	
02-07-34-126-020.000-074	
02-07-34-126-021.000-074	
02-07-34-126-022.000-074	
02-07-34-126-023.000-074	
02-07-34-126-024.000-074	
02-07-34-151-001.000-074	
02-07-34-151-002.000-074	

EXHIBIT D

Dana Light Axle Products  
2100 W State Blvd, Fort Wayne, Indiana 46808

<u>Estimated Cost</u>	<u>M&amp;E Tooling</u>	<u>Description</u>	<u>Real/Personal</u>	<u>Equipment Purchase Date</u>	<u>Equipment Installation Date</u>	<u>Depreciation Years</u>
70,000,000	M&E	Machinery & Equipment	Personal	Various	by 12/31/2025	7



STATEMENT OF BENEFITS
PERSONAL PROPERTY

State Form 51764 (R4 / 11-15)
Prescribed by the Department of Local Government Finance

CITY OF FT. WAYNE
NOV 11 2021

FORM SB-1 / PP

PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

INSTRUCTIONS

- 1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing...
2. The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the installation of qualifying abatable equipment...
3. To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return...
4. Property owners whose Statement of Benefits was approved, must submit Form CF-1/PP annually to show compliance with the Statement of Benefits.
5. For a Form SB-1/PP that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed.

COMMUNITY DEVELOPMENT

SECTION 1 TAXPAYER INFORMATION

Name of taxpayer: Dana Light Axle Products, LLC
Name of contact person: Chris Mixis, Director - Domestic Tax and C&I
Address of taxpayer: 2100 W Blvd, Fort Wayne, Indiana 46808
Telephone number: (734) 629-1250

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body: Fort Wayne Common Council
Location of property: 2100 W State Blvd, Fort Wayne, Indiana 46808
County: Allen
DLGF taxing district number: 073 Washington Towns
Description of manufacturing equipment: Manufacturing M&E Exhibit "D"
ESTIMATED START DATE: 12/15/2021
ESTIMATED COMPLETION DATE: 12/31/2025

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

Table with 6 columns: Current number, Salaries, Number retained, Salaries, Number additional, Salaries. Values: 855, 48,600,000, 855, 48,600,000, 0, 0

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

Table with 5 main columns: MANUFACTURING EQUIPMENT, R & D EQUIPMENT, LOGIST DIST EQUIPMENT, IT EQUIPMENT. Includes a note about confidentiality and rows for current values, plus estimated values, and net estimated values.

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: John Geddes
Title: VP - Assistant Treasurer
Date signed: 11/11/2021

**FOR USE OF THE DESIGNATING BODY**

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

A. The designated area has been limited to a period of time not to exceed      calendar years \* (see below). The date this designation expires is December 31, 2021. NOTE: This question addresses whether the resolution contains an expiration date for the designated area.

B. The type of deduction that is allowed in the designated area is limited to:

1. Installation of new manufacturing equipment;	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Enhanced Abatement per IC 6-1.1-12.1-18
2. Installation of new research and development equipment;	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Check box if an enhanced abatement was approved for one or more of these types.
3. Installation of new logistical distribution equipment.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
4. Installation of new information technology equipment;	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	

C. The amount of deduction applicable to new manufacturing equipment is limited to \$ unlimited cost with an assessed value of \$ unlimited. (One or both lines may be filled out to establish a limit, if desired.)

D. The amount of deduction applicable to new research and development equipment is limited to \$ N/A cost with an assessed value of \$ N/A. (One or both lines may be filled out to establish a limit, if desired.)

E. The amount of deduction applicable to new logistical distribution equipment is limited to \$ N/A cost with an assessed value of \$ N/A. (One or both lines may be filled out to establish a limit, if desired.)

F. The amount of deduction applicable to new information technology equipment is limited to \$ N/A cost with an assessed value of \$ N/A. (One or both lines may be filled out to establish a limit, if desired.)

G. Other limitations or conditions (specify) N/A

H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction is allowed for:

<input type="checkbox"/> Year 1	<input type="checkbox"/> Year 2	<input type="checkbox"/> Year 3	<input type="checkbox"/> Year 4	<input type="checkbox"/> Year 5	<input type="checkbox"/> Enhanced Abatement per IC 6-1.1-12.1-18
<input type="checkbox"/> Year 6	<input type="checkbox"/> Year 7	<input type="checkbox"/> Year 8	<input type="checkbox"/> Year 9	<input checked="" type="checkbox"/> Year 10	Number of years approved: <u>    </u>
					(Enter one to twenty (1-20) years; may not exceed twenty (20) years.)

I. For a Statement of Benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?  Yes  No  
 If yes, attach a copy of the abatement schedule to this form.  
 If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

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

Approved by: (signature and title of authorized member of designating body)	Telephone number <u>(260) 427-1221</u>	Date signed (month, day, year) <u>11/23/21</u>
Printed name of authorized member of designating body <u>PAUL ENSLEY</u>	Name of designating body <u>CITY COUNCIL</u>	
Attested by: (signature and title of attester) <u>SMITH, ASST. DEPUTY CLERK</u>	Printed name of attester <u>LISA M. PERRETTA</u>	

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

**IC 6-1.1-12.1-17**

**Abatement schedules**

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
- (2) The number of new full-time equivalent jobs created.
- (3) The average wage of the new employees compared to the state minimum wage.
- (4) The infrastructure requirements for the taxpayer's investment.

(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. 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 2100 West  
State Boulevard Fort Wayne, Indiana 46808 (Dana  
Light Axle Products, 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 retain 855 full-time, permanent jobs for a total additional annual payroll of \$48,600,000 with the average retained annual job salary being \$56,842; and

**WHEREAS**, the total estimated project cost is \$70,000,00,000; and

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

**WHEREAS**, if said Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, The Fort Wayne Redevelopment Commission has adopted a Resolution approving the designation.

**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, 2021, 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 personal property for new manufacturing equipment improvements to be made between December 15, 2021 and December 31, 2025.

**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 the new manufacturing equipment, all contained in Petitioner’s Statement of Benefits are reasonable and are benefits that can be reasonably expected to result from the proposed described installation of the new manufacturing equipment.

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

- (a) If the proposed new manufacturing equipment is not installed, the approximate current year tax rates for this site would be \$3.1453/\$100.
- (b) If the proposed new manufacturing equipment is installed and no deduction is granted, the approximate current year tax rate for the site would be \$3.1453/\$100 (the change would be negligible).

(c) If the proposed new manufacturing equipment is installed, and a deduction percentage of eighty percent (80%) is assumed, the approximate current year tax rate for the site would be \$3.1453/\$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 new manufacturing equipment shall be for a period of ten years.

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

Year of Deduction	Percentage
1	100%
2	90%
3	80%
4	70%
5	60%
6	50%
7	40%
8	30%
9	20%
10	10%
11	0%

**SECTION 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 new manufacturing equipment, a deduction application must contain a performance report showing the extent to which there has been compliance with the Statement of Benefits form approved by 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 and submitted along with the deduction application at the time of filing.

**SECTION 10.** The performance report must contain the following information

- (a) The cost and description of real property improvements and/or new manufacturing equipment acquired.
- (b) The number of employees hired through the end of the preceding calendar year as a result of the deduction.
- (c) The total salaries of the employees hired through the end of the preceding calendar year as a result of the deduction.
- (d) The total number of employees employed at the facility receiving the deduction.
- (e) The total assessed value of the real and/or personal property deductions.
- (f) The tax savings resulting from the real and/or personal property being abated.

**SECTION 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 said chapter may be required to repay the deduction amount as determined by the county auditor in accordance with section 12 of said chapter if the property owner ceases operations at the facility for which the deduction was granted and if the Common Council finds that the property owner obtained the deduction by intentionally providing false information concerning the property owner's plans to continue operation at the facility.

**SECTION 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 AND LEGALITY

---

Carol Helton, City Attorney

**BILL NO. R-21-11-16**

**REPORT OF COMMITTEE ON FINANCE**

**November 23, 2021**

***Glynn Hines Chair***


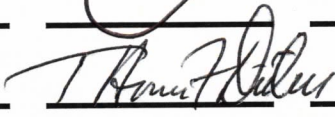


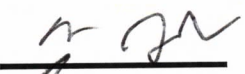

***Jason Arp Co-Chair***

***All Council Members***

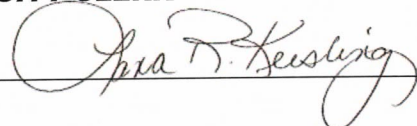
A Declaratory Resolution designating an "Economic Revitalization Area" under I.C. 6- 1.1-12.1 for property commonly known as 2100 West State Boulevard Fort Wayne, Indiana 46808 - Dana Light Axle Products, LLC

*This is to be Introduced, Discussed and voted for Passage in the same evening*

**COMMITTEE ON REGULATIONS HAVE HAD SAID Ordinance under consideration and beg leave to report back to the Common Council that said Ordinance**

<u>COUNCIL MEMBER</u>	<u>DO PASS</u>	<u>DO NOT PASS</u>	<u>ABSTAIN</u>
ARP			
CHAMBERS			
DIDIER			
ENSLEY			
FREISTROFFER			
HINES			
JEHL			
PADDOCK			
TUCKER			

**LANA R. KEESLING  
CITY CLERK**



Public Hearing Date: N/A

Read the first time in full and on motion by Councilperson Hines.

Read the second time by title and referred to the Finance Committee.

Read the third time in full and on motion by Councilperson Ensley, placed on passage by the following vote:

<u>TOTAL VOTES</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
ARP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
CHAMBERS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DIDIER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENSLEY	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FREISTROFFER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HINES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
JEHL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PADDOCK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TUCKER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DATED: November 23, 2021

  
 \_\_\_\_\_  
 LANA R. KEESLING, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as

Resolution No. R-21-11-16 on the 23rd day of November, 2021

ATTEST:

  
 \_\_\_\_\_  
 LANA R. KEESLING  
 CITY CLERK

  
 \_\_\_\_\_  
 PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 24th of November 2021, at the hour of 11:20 o'clock A.M. E.S.T.

  
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 LANA R. KEESLING, CITY CLERK

Approved and signed by me this 30<sup>th</sup> day of November 2021, at the hour of 10:00 o'clock Am E.S.T.

  
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 THOMAS C. HENRY, MAYOR

