

**A DECLARATORY RESOLUTION designating an
“Economic Revitalization Area” under I.C. 6-1.1-12.1
for property commonly known as 9107 Yeager Lane,
Fort Wayne, Indiana 46809 (Smith Brothers of Berne,
Inc.)**

WHEREAS, Petitioner has duly filed its petition dated April 15, 2022 to have the following described property designated and declared an “Economic Revitalization Area” under Sections 153.13-153.24 of the Municipal Code of the City of Fort Wayne, Indiana, and I.C. 6-1.1-12.1, to wit:

Attached hereto as “Exhibit A” as if a part herein;

and

WHEREAS, said project will create 70 full-time, permanent jobs for a total created, annual payroll of \$3,304,050, with the average created annual job salary being \$47,200 and retain 20 full-time, permanent jobs for a total retained annual payroll of \$809,266, with the average retained, annual job salary being \$40,463; and

WHEREAS, the total estimated project cost is \$1,211,961; and

WHEREAS, it appears the said petition should be processed to final determination in accordance with the provisions of said Division 6.

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

SECTION 1. That, subject to the requirements of Section 6, below, the property hereinabove described is hereby designated and declared an “Economic Revitalization Area” under I.C. 6-1.1-12.1. Said designation shall begin upon the effective date of the Confirming Resolution referred to in Section 6 of this Resolution and shall terminate on December 31, 2026, unless otherwise automatically extended in five year increments per I.C. 6-1.1-12.1-9.

SECTION 2. That, upon adoption of the Resolution:

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

SECTION 3. That, said designation of the hereinabove described property as an “Economic Revitalization Area” shall apply to a deduction of the assessed value of personal property for new manufacturing, logistical distribution and informational technology equipment

1 improvements to be made between May 15, 2022 and October 15, 2023. Should any delays occur,
2 an updated timeframe will be communicated to the Allen County Assessor and Allen County Auditor
3 by Community Development staff in writing.

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

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

- 12 (a) If the proposed new manufacturing, logistical distribution and informational technology
13 equipment is not installed, the approximate current year tax rates for this site would be
14 \$3.1458/\$100.
- 15 (b) If the proposed new manufacturing, logistical distribution and informational technology
16 equipment is installed and no deduction is granted, the approximate current year tax
17 rate for the site would be \$3.1458/\$100 (the change would be negligible).
- 18 (c) If the proposed new manufacturing, logistical distribution and informational technology
19 equipment is installed and a deduction percentage of eighty percent (80%) is
20 assumed, the approximate current year tax rate for the site would be \$3.1458/\$100
21 (the change would be negligible).

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

25 **SECTION 7.** That, pursuant to I.C. 6-1.1-12.1, it is hereby determined that the
26 deduction from the assessed value of the new manufacturing, logistical distribution and
27 informational technology equipment shall be for a period of ten years.

28 **SECTION 8.** The deduction schedule from the assessed value of new manufacturing,
29 logistical distribution and informational technology equipment pursuant to I.C. 6-1.1-12.1-17 shall
30 look like this:

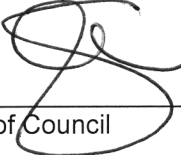
Year of Deduction	Percentage
1	100%
2	90%
3	80%
4	70%
5	60%
6	50%
7	40%
8	30%
9	20%
10	10%

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

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


SECTION 11. That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that has received a deduction under section 3 or 4.5 of 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 12. That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.



Member of Council

APPROVED AS TO FORM AND LEGALITY



Malak Heiny, City Attorney

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Smith Brothers of Berne, Inc. is requesting the designation of an Economic Revitalization Area for eligible personal property improvements. Smith Brothers of Berne, Inc. is expanding its production to Fort Wayne, IN and will occupy a building constructed to shell finish and vacant since 2019. Smith Brothers of Berne, Inc. will purchase and install new manufacturing, logistical distribution and information technology equipment.**

EFFECT OF PASSAGE: **Investment of \$1,211,961, the retention of 20 full-time permanent jobs with an annual payroll of \$809,266 and the creation of 70 new full-time permanent jobs with an annual payroll of \$3,304,050.**

EFFECT OF NON-PASSAGE: **Potential loss of investment, the retention of 20 full-time permanent jobs with an annual payroll of \$809,266 and the creation of 70 new full-time permanent jobs with an annual payroll of \$3,304,050.**

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

ASSIGNED TO COMMITTEE (CO-CHAIRS): **Sharon Tucker and Russ Jehl**

MEMORANDUM



To: City Council
FROM: Carman Young, Economic Development Specialist
DATE: April 20, 2022
RE: Request for designation by Smith Brothers of Berne, Inc. as an ERA for personal property improvements.

BACKGROUND

PROJECT ADDRESS:	9107 Yeager Lane	PROJECT LOCATED WITHIN:	N/A
PROJECT COST:	\$1,211,961	COUNCILMANIC DISTRICT:	4

COMPANY PRODUCT OR SERVICE:	Smith Brothers of Berne, Inc. produces custom residential upholstered furniture.
PROJECT DESCRIPTION:	Smith Brothers of Berne, Inc. is expanding its production to Fort Wayne, IN and will purchase and install new personal property equipment.

CREATED

RETAINED

JOB'S CREATED (FULL-TIME):	70	JOB'S RETAINED (FULL-TIME):	20
JOB'S CREATED (PART-TIME):	0	JOB'S RETAINED (PART-TIME):	0
TOTAL NEW PAYROLL:	\$3,304,050	TOTAL RETAINED PAYROLL:	\$809,266
AVERAGE SALARY (FULL-TIME NEW):	\$47,200	AVERAGE SALARY (FULL-TIME RETAINED):	\$40,463

COMMUNITY BENEFIT REVIEW

Yes No N/A

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

Explain: The building to be occupied has been vacant since 2019.

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 I-2, General Industrial. Use of this property is consistent with the land use policies of the City of Fort Wayne.

Yes No N/A

Project encourages the improvement or replacement of a deteriorated or obsolete structure?

Explain: The building to be occupied was previously constructed to shell finish. Occupying this building will initiate the completion of a 76,551 square foot building.

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: New personal property manufacturing, logistical distribution, and information technology 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: Project will create 70 new full-time jobs with an annual payroll of \$3,304,050 and retain 20 current full-time jobs with an annual payroll of \$809,266.

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 improvements is ten years.

Under Fort Wayne Common Council's tax abatement policies and procedures, Smith Brothers of Berne, Inc. 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

Smith Brothers of Berne, Inc. has not previously applied, nor been approved, for a tax phase-in.

Signed:



Economic Development Specialist

POOL #2 FORT WAYNE COMMUNITY DEVELOPMENT DIVISION

TAX ABATEMENT - ESTIMATE OF SAVINGS

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

Smith Brothers of Berne, Inc.

PERSONAL PROPERTY TAX ABATEMENT - 10 yr Schedule

Year	True Cash Value	"Pool 2"	True Tax Value	Assessed Value	Abatement %	Tax Paid %	Deduction	Taxable A V	Tax Rate	Tax Paid	Tax Saved
1	\$1,211,961	40%	\$484,784	\$484,784	100%	0%	\$484,784	\$0	0.031458	\$0	\$15,250
2	\$1,211,961	56%	\$678,698	\$678,698	90%	10%	\$610,828	\$67,870	0.031458	\$2,135	\$19,215
3	\$1,211,961	42%	\$509,024	\$509,024	80%	20%	\$407,219	\$101,805	0.031458	\$3,203	\$12,810
4	\$1,211,961	32%	\$387,828	\$387,828	70%	30%	\$271,479	\$116,348	0.031458	\$3,660	\$8,540
5	\$1,211,961	30%	\$363,588	\$363,588	60%	40%	\$218,153	\$145,435	0.031458	\$4,575	\$6,863
6	\$1,211,961	30%	\$363,588	\$363,588	50%	50%	\$181,794	\$181,794	0.031458	\$5,719	\$5,719
7	\$1,211,961	30%	\$363,588	\$363,588	40%	60%	\$145,435	\$218,153	0.031458	\$6,863	\$4,575
8	\$1,211,961	30%	\$363,588	\$363,588	30%	70%	\$109,076	\$254,512	0.031458	\$8,006	\$3,431
9	\$1,211,961	30%	\$363,588	\$363,588	20%	80%	\$72,718	\$290,871	0.031458	\$9,150	\$2,288
10	\$1,211,961	30%	\$363,588	\$363,588	10%	90%	\$36,359	\$327,229	0.031458	\$10,294	\$1,144
11	\$1,211,961	30%	\$363,588	\$363,588	0%	100%	\$0	\$363,588	0.031458	\$11,438	\$0
									TOTAL TAX SAVED (10 yr deduction)		\$79,836
									TOTAL TAX PAID (10 yr deduction)		\$65,043

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

Smith Brothers of Berne, Inc.

	Points Possible	Points Awarded
INVESTMENT (30 points possible)		
Total new investment in equipment		
Over \$5,000,000	10	
\$1,000,000 to \$4,999,999	8	8
\$500,000 to \$999,999	6	
\$0 to \$499,999	4	
Investment per employee (both jobs created and retained)		
\$35,000 or more	10	
\$18,500 to \$34,999	8	
\$6,250 to \$18,499	6	6
\$1,250 to \$6,249	4	
less than \$1,249	2	
Estimated local income taxes generated from jobs retained		
\$80,000 or more	5	
\$30,000 to \$79,999	4	
\$10,000 to \$29,999	3	3
\$5,000 to \$9,999	2	
less than \$5,000	1	
Estimated local income taxes generated from jobs created (Double points for start-up)		
\$30,000 or more	5	5
\$10,000 to \$29,999	4	
\$5,000 to \$9,999	3	
\$3,000 to \$4,999	2	
less than \$3,000	1	
ECONOMIC BASE (20 points possible)		
Location Quotient in designated Occupation Code (use majority Occupation Code of all created and retained jobs)		
Greater than 1.0	5	5
Estimated Percent of Business done outside Allen County		
Greater than 75%	15	15
50% to 74%	10	
25% to 49%	5	
JOBS (20 points possible)		
Total number of permanent jobs retained		
Over 250	10	
100 to 249	8	
50 to 99	6	
25 to 49	4	
10 to 24	2	2
1 to 9	1	
Total number of permanent jobs created (Double for start-up)		
Over 100	10	
50-99	8	8
25-49	6	
10-24	4	
1 to 9	2	
WAGES (20 points possible)		
Median salary of the jobs created and/or retained		
Over \$47,999	20	
\$43,000 to \$47,999	16	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 78

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
10 year	10 Year
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%	
7 year	7 Year
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%	
5 year	
Year 1: 100%	
Year 2: 80%	
Year 3: 60%	
Year 4: 40%	
Year 5: 20%	
Year 6: 0%	
3 year	
Year 1: 100%	
Year 2: 66%	
Year 3: 33%	
Year 4: 0%	

CITY OF FT. WAYNE
APR 15 2022 ^{CRJ} 12/2019

COMMUNITY DEVELOPMENT



ECONOMIC REVITALIZATION AREA APPLICATION CITY OF FORT WAYNE, INDIANA

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

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

Total cost of real estate improvements: _____
Total cost of manufacturing equipment improvements: \$1,030,870.00
Total cost of research and development equipment improvements: _____
Total cost of logistical distribution equipment improvements: \$109,291.00
Total cost of information technology equipment improvements: \$71,800.00

TOTAL OF ABOVE IMPROVEMENTS: \$1,211,961.00



Real property taxpayer's name: _____
Personal property taxpayer's name: Smith Brothers of Berne Incorporated
Telephone number: 260-849-3118
Address listed on tax bill: P.O. Box 270, 356 Monroe, Berne, Indiana 46711
Name of company to be designated, if applicable: _____
Year company was established: 1926
Address of property to be designated: 9107 Yeager Lane, Fort Wayne, Indiana 46809
Real estate property identification number: 02-17-05-100-014.000-071
Contact person name: Henry P. Najdeski, Esq.
Contact person telephone number: 260-423-8835 Contact email: hpn@barrettllaw.com
Contact person address: 215 East Berry Street, Fort Wayne, Indiana 46802

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Steve W. Lehman	Chairman	P.O. Box 270, 356 Monroe, Berne, IN 46711	260-589-2131
Jay Hunter	President and CEO	P.O. Box 270, 356 Monroe, Berne, IN 46711	260-589-2131

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

NAME	PERCENTAGE
Steve W. Lehman	50%
Thomas Muselman	25%
Roger Muselman	12.5%
Karen Thomas	12.5%

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? 99.6%

What is the company's primary North American Industrial Classification Code (NAICs)? 337121

Describe the nature of the company's business, product, and/or service: Custom ordered residential upholstered furniture.

Dollar amount of annual sales for the last three years:

Year	Annual Sales
2019	\$88,000,000.00
2020	\$80,000,000.00
2021	\$105,000,000.00

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

Customer Name	City/State	Annual Gross Sales
Nebraska Furniture Mart	Omaha, Nebraska	\$6,200,000.00
Penny Mustard	Milwaukee, Wisconsin	\$6,400,000.00
Wayside Furniture	Mogadore (Akron), Ohio	\$3,000,000.00

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

Supplier Name	City/State	Annual Gross Purchases
Century Foam	Elkhart, Indiana	\$5,065,000.00
Foamcraft, Inc.	Elkhart, Indiana	\$4,700,000.00
Barber Mfg.	Anderson, Indiana	\$3,700,000.00

List the company's top three competitors:

Competitor Name	City/State
Flexsteel Industries	Dubuque, Iowa
King Hickory	Hickory, North Carolina
Sherrill Furniture	Hickory, North Carolina

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

Custom ordered residential upholstered furniture.

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?

See Schedule I, attached hereto.



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): _____

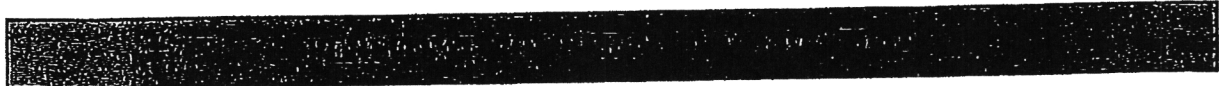
Projected construction completion (month/year): _____

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.



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 Schedule 2, attached hereto.

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 N/A

Yes No Will the equipment be leased?
Date first piece of equipment will be purchased (month/year): May / 2022

Date last piece of equipment will be installed (month/year): October / 2023

Please provide the depreciation schedule term for equipment under consideration for personal property tax phase-in:
See Schedule 2, attached hereto.



Complete this section of the application if you are requesting a deduction from the current assessed value of a vacant building

Yes No Has the building for which you are seeking designation for tax phase-in been unoccupied for at least one year? Please provide evidence of occupation. (i.e. certificate of occupancy, paid utility receipts, executed lease agreements)

What year was the structure built? _____

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

Describe the condition of the structure(s) listed above: _____

Projected occupancy date (month/year): _____

Describe the efforts of the owner or previous owner in regards to selling, leasing or renting the eligible vacant building during the period the eligible vacant building was unoccupied including how much the building was offered for sale, lease, or rent by the owner or a previous owner during the period the eligible vacant building was unoccupied.

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.

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
Upholsterers	51-6093	13	\$535,392.00
Sewing Machine Operators	51-6031	7	\$273,874.00

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Upholsterers	51-6093	13	\$535,392.00
Sewing Machine Operators	51-6031	7	\$273,874.00

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
First-Line Supervisors of Production and Operating Workers	51-1010	2	\$180,012.00
Upholsterers	51-6093	46	\$2,132,133.00
Sewing Machine Operators	51-6031	18	\$792,597.00
Maintenance and Repair Workers, General	49-9070	2	\$106,607.00
Receptionists and Information Clerks	43-4171	2	\$92,701.00



Current Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
		0	

Retained Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
		0	

Additional Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
		0	

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 / Roth 401k

When will you reach the levels of employment shown above? (month/year): December / 2027



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.**



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

DAVID BURSON, CONTROLLER

Printed Name and Title of Applicant

04 / 14 / 2022
Date

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

EXHIBIT A

Legal Description

Block 15 in Airport Business Center, Section III, according to the plat thereof, recorded in Plat Cabinet "D", page 145 and Document Number 201079987, in the Office of the Recorder of Allen County, Indiana.

SCHEDULE 1

To Economic Revitalization Area Application City of Fort Wayne, Indiana

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

The subject real property located at 9107 Yeager Lane (the "Property") lies in the city limits of Fort Wayne. The owner of the Property, HDS, LLC, a locally owned Indiana limited liability company, purchased the Property in unimproved condition in April 2018. The property owner constructed a speculative building, which construction began in 2018 and was completed in 2019. Despite good faith efforts by the property owner, the building has since been unused, underdeveloped, and lying vacant. Smith Brothers of Berne Incorporated just recently entered into a lease with the property owner for the entirety of the Property; however, in order for the lease to be effectuated there must be undertaken construction of significant and expensive interior improvements to the building and installation of new equipment. As such, the construction and installation project represents an attempt to avoid cessation of growth and deterioration of improvements. Based on all of the foregoing, the Property meets the definition of an Economic Revitalization Area.

SCHEDULE

Smith Brothers of Berne, Inc.

REPORT DATE: 4/14/2022

Fort Wayne Plant Projected Equipment Needs

First Purchase Date: 5/15/2022 First Install Date: 12/15/2022
Last Purchase Date: 6/15/2023 Last Install Date: 10/15/2023

Line Item	Cost Each	Qty	Total Cost	DEPRECIABLE LIFE
MANUFACTURING				
Millroom				
Industrial Exhaust Hood (In Shop)	\$12,000	1	\$ 12,000	12 Years
Hand Tools	\$10,000	1	\$ 10,000	12 Years
Sawstop table saw	\$6,000	1	\$ 6,000	12 Years
(3) 60 X 30 Production Work Benches	\$3,495	1	\$ 3,495	12 Years
Miscellaneous tools	\$2,500	1	\$ 2,500	12 Years
Hobart Iron Man Welder	\$1,800	1	\$ 1,800	12 Years
Grizzly Metal Bandsaw	\$1,681	1	\$ 1,681	12 Years
Bandsaw (Grizzly G0555)	\$1,000	1	\$ 1,000	12 Years
20" Grizzly Drill Press	\$999	1	\$ 999	12 Years
1Hp 10" Industrial Meta working Bench Grinder	\$809	1	\$ 809	12 Years
Dewalt 12" Miter Saw	\$605	1	\$ 605	12 Years
Drill press-horizontal	\$600	1	\$ 600	12 Years
Miter saw & table	\$600	1	\$ 600	12 Years
Table router (shaper)	\$600	1	\$ 600	12 Years
Drill press-vertical	\$600	1	\$ 600	12 Years
Dewalt Metal Chopsaw	\$586	1	\$ 586	12 Years
Wilton Cross Slide Drill Press Vice	\$185	1	\$ 185	12 Years
Wilton 6" Bench Vice	\$174	1	\$ 174	12 Years
UPH Hybrid Cell (2)				
Southworth Scissor Lifts (Bastlan) (Upholstery)	\$4,800	14	\$ 67,200	12 Years
Southworth Scissor Lifts (Bastlan) (Frame/Spring/Clean)	\$7,600	6	\$ 45,600	12 Years
Back Holder	\$4,500	4	\$ 18,000	12 Years
MTPPOL075049096 HDPE Seaboard Flooring (Meyer Plastics)	\$287	50	\$ 14,350	12 Years
Metal for Framing & Cleaning Stations	\$6,000	2	\$ 12,000	12 Years
Electrical Components (Kendall Electric)	\$5,800	2	\$ 11,600	12 Years
Assembly Carts w/ Blocks & Casters	\$430	20	\$ 8,600	12 Years
Creform for Racks & Workstations (C-Tek EZ Build)	\$4,000	2	\$ 8,000	12 Years
(blank)	\$195	10	\$ 1,950	12 Years
1854-1533 HDPE Plastic for Tables/Benches (Meyer Plastics)	\$195	10	\$ 1,950	12 Years
UPH Sofa Cell (5)				
Southworth Scissor Lifts (Bastlan) (Upholstery)	\$4,800	25	\$ 120,000	12 Years
Southworth Scissor Lifts (Bastlan) (Frame/Spring/Clean)	\$7,600	15	\$ 114,000	12 Years
MTPPOL075049096 HDPE Seaboard Flooring (Meyer Plastics)	\$287	125	\$ 35,875	12 Years
Metal for Framing & Cleaning Stations	\$6,000	5	\$ 30,000	12 Years
Electrical Components (Kendall Electric)	\$5,800	5	\$ 29,000	12 Years
Assembly Carts w/ Blocks & Casters	\$430	50	\$ 21,500	12 Years
Creform for Racks & Workstations (C-Tek EZ Build)	\$4,000	5	\$ 20,000	12 Years
1854-1533 HDPE Plastic for Tables/Benches (Meyer Plastics)	\$195	50	\$ 9,750	12 Years
Sewing Cell (7)				
Fabric Back Sew Machine (777)	\$7,075	12	\$ 84,900	12 Years
Topstitch Sew Machine	\$10,899	5	\$ 54,495	12 Years
Leather Cushion Sew Machine (777)	\$7,075	7	\$ 49,525	12 Years
Leather Cover Sew Machine (777)	\$7,075	7	\$ 49,525	12 Years
Fabric Cushion Sew Machine (777)	\$7,075	7	\$ 49,525	12 Years
Fabric Cover Sew Machine (777)	\$7,075	7	\$ 49,525	12 Years
Leather Back Sew Machine (777)	\$7,075	7	\$ 49,525	12 Years
Creform Sew Table	\$350	46	\$ 16,100	12 Years
Sew Chairs	\$190	46	\$ 8,740	12 Years
Skiver Machine	\$1,800	3	\$ 5,400	12 Years
MANUFACTURING Total			\$ 1,030,870	12 Years

Smith Brothers of Berne, Inc.

REPORT DATE:

4/14/2022

Fort Wayne Plant Projected Equipment Needs

First Purchase Date: 5/15/2022
Last Purchase Date: 6/15/2023

First Install Date: 12/15/2022
Last Install Date: 10/15/2023

Line Item	Cost Each	Qty	Total Cost	DEPRECIABLE LIFE
LOGISTICAL DISTRIBUTION				
Warehouse				
Another Pickup Truck	\$20,000	1	\$ 20,000	12 Years
Standup lift for warehouse	\$18,000	1	\$ 18,000	12 Years
Sky Jack Scissor Lift	\$15,000	1	\$ 15,000	12 Years
Warehouse Forklift Truck	\$14,000	1	\$ 14,000	12 Years
Master Mover (frame cart pusher)	\$9,000	1	\$ 9,000	12 Years
Scissor Lift (Personnel Lift)	\$8,000	1	\$ 8,000	12 Years
Frame Kit Lifter	\$1,700	4	\$ 6,800	12 Years
Quantum Storage System (Grainger) (Sewing)	\$4,382	1	\$ 4,382	12 Years
Staging / Web Racks & Workstations	\$1,600	2	\$ 3,200	12 Years
Powered pallet jack (used?)	\$3,000	1	\$ 3,000	12 Years
Ben Cabinet	\$1,959	1	\$ 1,959	12 Years
Pallet Rack for storage	\$1,500	1	\$ 1,500	12 Years
Menards Tool Chest and Cabinet	\$1,500	1	\$ 1,500	12 Years
Shipping / Packaging Racks & Workstations	\$600	2	\$ 1,200	12 Years
Warehouse Pallet Racking	\$1,000	1	\$ 1,000	12 Years
Global Industrial Storage Cabinet	\$750	1	\$ 750	12 Years
LOGISTICAL DISTRIBUTION Total			\$ 109,291	12 Years
INFORMATION TECHNOLOGY EQUIPMENT				
Warehouse				
Warehouse ERP Computers	\$850	2	\$ 1,700	3 Years
Millroom				
Millroom ERP Computers	\$850	3	\$ 2,550	3 Years
UPH Hybrid Cell (2)				
UPH Cell Frame Scan Computer	\$850	2	\$ 1,700	3 Years
UPH Cell Clean Scan Computer	\$850	2	\$ 1,700	3 Years
UPH Sofa Cell (5)				
UPH Cell Frame Scan Computer	\$850	5	\$ 4,250	3 Years
UPH Cell Clean Scan Computer	\$850	5	\$ 4,250	3 Years
Sewing Cell (7)				
Sewing Station Computers	\$850	49	\$ 41,650	3 Years
General				
Server + Phones	\$9,000	1	\$ 9,000	3 Years
Server	\$5,000	1	\$ 5,000	3 Years
INFORMATION TECHNOLOGY EQUIPMENT Total			\$ 71,800	3 Years
TOTAL FORT WAYNE PLANT PROJECTED EQUIPMENT NEEDS			\$ 1,211,961	

SCHEDULE 2

Smith Brothers of Berne, Inc.

REPORT DATE:

4/14/2022

For Wayne Plant Projected Equipment Needs

First Purchase Date: 5/15/2022
Last Purchase Date: 6/15/2023

First Install Date: 12/15/2022
Last Install Date: 10/15/2023

Line Item	Cost Each	Qty	Total Cost	DEPRECIABLE LIFE
MANUFACTURING				
Millroom				
Industrial Exhaust Hood (In Shop)	\$12,000	1	\$ 12,000	12 Years
Hand Tools	\$10,000	1	\$ 10,000	12 Years
Sawstop table saw	\$6,000	1	\$ 6,000	12 Years
(3) 60 X 30 Production Work Benches	\$3,495	1	\$ 3,495	12 Years
Miscellaneous tools	\$2,500	1	\$ 2,500	12 Years
Hobart Iron Man Welder	\$1,800	1	\$ 1,800	12 Years
Grizzly Metal Bandsaw	\$1,681	1	\$ 1,681	12 Years
Bandsaw (Grizzly G0555)	\$1,000	1	\$ 1,000	12 Years
20" Grizzly Drill Press	\$999	1	\$ 999	12 Years
1Hp 10" Industrial Meta working Bench Grinder	\$809	1	\$ 809	12 Years
Dewalt 12" Mlter Saw	\$605	1	\$ 605	12 Years
Drill press-horizontal	\$600	1	\$ 600	12 Years
Mlter saw & table	\$600	1	\$ 600	12 Years
Table router (shaper)	\$600	1	\$ 600	12 Years
Drill press-vertical	\$600	1	\$ 600	12 Years
Dewalt Metal Chopsaw	\$586	1	\$ 586	12 Years
Wilton Cross Slide Drill Press Vice	\$185	1	\$ 185	12 Years
Wilton 6" Bench Vice	\$174	1	\$ 174	12 Years
UPH Hybrid Cell (2)				
Southworth Scissor Lifts (Bastlan) (Upholstery)	\$4,800	14	\$ 67,200	12 Years
Southworth Scissor Lifts (Bastlan) (Frame/Spring/Clean)	\$7,600	6	\$ 45,600	12 Years
Back Holder	\$4,500	4	\$ 18,000	12 Years
MTPPOL075049096 HDPE Seaboard Flooring (Meyer Plastics)	\$287	50	\$ 14,350	12 Years
Metal for Framing & Cleaning Stations	\$6,000	2	\$ 12,000	12 Years
Electrical Components (Kendall Electric)	\$5,800	2	\$ 11,600	12 Years
Assembly Carts w/ Blocks & Casters	\$430	20	\$ 8,600	12 Years
Creform for Racks & Worstations (C-Tek EZ Build)	\$4,000	2	\$ 8,000	12 Years
(blank)	\$195	10	\$ 1,950	12 Years
1854-1533 HDPE Plastic for Tables/Benches (Meyer Plastics)	\$195	10	\$ 1,950	12 Years
UPH Sofa Cell (5)				
Southworth Scissor Lifts (Bastlan) (Upholstery)	\$4,800	25	\$ 120,000	12 Years
Southworth Scissor Lifts (Bastlan) (Frame/Spring/Clean)	\$7,600	15	\$ 114,000	12 Years
MTPPOL075049096 HDPE Seaboard Flooring (Meyer Plastics)	\$287	125	\$ 35,875	12 Years
Metal for Framing & Cleaning Stations	\$6,000	5	\$ 30,000	12 Years
Electrical Components (Kendall Electric)	\$5,800	5	\$ 29,000	12 Years
Assembly Carts w/ Blocks & Casters	\$430	50	\$ 21,500	12 Years
Creform for Racks & Worstations (C-Tek EZ Build)	\$4,000	5	\$ 20,000	12 Years
1854-1533 HDPE Plastic for Tables/Benches (Meyer Plastics)	\$195	50	\$ 9,750	12 Years
Sewing Cell (7)				
Fabric Back Sew Machine (777)	\$7,075	12	\$ 84,900	12 Years
Topstitch Sew Machine	\$10,899	5	\$ 54,495	12 Years
Leather Cushlon Sew Machine (777)	\$7,075	7	\$ 49,525	12 Years
Leather Cover Sew Machine (777)	\$7,075	7	\$ 49,525	12 Years
Fabric Cushlon Sew Machine (777)	\$7,075	7	\$ 49,525	12 Years
Fabric Cover Sew Machine (777)	\$7,075	7	\$ 49,525	12 Years
Leather Back Sew Machine (777)	\$7,075	7	\$ 49,525	12 Years
Creform Sew Table	\$350	46	\$ 16,100	12 Years
Sew Chairs	\$190	46	\$ 8,740	12 Years
Skiver Machine	\$1,800	3	\$ 5,400	12 Years
MANUFACTURING Total			1,030,870	12 Years

Smith Brothers of Berne, Inc.

REPORT DATE:

4/14/2022

Fort Wayne Plant Projected Equipment Needs

First Purchase Date: 5/15/2022
 Last Purchase Date: 6/15/2023

First Install Date: 12/15/2022
 Last Install Date: 10/15/2023

Line Item	Cost Each	Qty	Total Cost	DEPRECIABLE LIFE
LOGISTICAL DISTRIBUTION				
Warehouse				
Another Pickup Truck	\$20,000	1	\$ 20,000	12 Years
Standup lift for warehouse	\$18,000	1	\$ 18,000	12 Years
Sky Jack Scissor Lift	\$15,000	1	\$ 15,000	12 Years
Warehouse Forklift Truck	\$14,000	1	\$ 14,000	12 Years
Master Mover (frame cart pusher)	\$9,000	1	\$ 9,000	12 Years
Scissor Lift (Personnel Lift)	\$8,000	1	\$ 8,000	12 Years
Frame Kit Lifter	\$1,700	4	\$ 6,800	12 Years
Quantum Storage System (Grainger) (Sewing)	\$4,382	1	\$ 4,382	12 Years
Staging / Web Racks & Workstations	\$1,600	2	\$ 3,200	12 Years
Powered pallet jack (used?)	\$3,000	1	\$ 3,000	12 Years
Ben Cabinet	\$1,959	1	\$ 1,959	12 Years
Pallet Rack for storage	\$1,500	1	\$ 1,500	12 Years
Menards Tool Chest and Cabinet	\$1,500	1	\$ 1,500	12 Years
Shipping / Packaging Racks & Workstations	\$600	2	\$ 1,200	12 Years
Warehouse Pallet Racking	\$1,000	1	\$ 1,000	12 Years
Global Industrial Storage Cabinet	\$750	1	\$ 750	12 Years
LOGISTICAL DISTRIBUTION Total			\$ 109,291	12 Years
INFORMATION TECHNOLOGY EQUIPMENT				
Warehouse				
Warehouse ERP Computers	\$850	2	\$ 1,700	3 Years
Millroom				
Millroom ERP Computers	\$850	3	\$ 2,550	3 Years
UPH Hybrid Cell (2)				
UPH Cell Frame Scan Computer	\$850	2	\$ 1,700	3 Years
UPH Cell Clean Scan Computer	\$850	2	\$ 1,700	3 Years
UPH Sofa Cell (5)				
UPH Cell Frame Scan Computer	\$850	5	\$ 4,250	3 Years
UPH Cell Clean Scan Computer	\$850	5	\$ 4,250	3 Years
Sewing Cell (7)				
Sewing Station Computers	\$850	49	\$ 41,650	3 Years
General				
Server + Phones	\$9,000	1	\$ 9,000	3 Years
Server	\$5,000	1	\$ 5,000	3 Years
INFORMATION TECHNOLOGY EQUIPMENT Total			\$ 71,800	3 Years
TOTAL FORT WAYNE PLANT PROJECTED EQUIPMENT NEEDS			\$ 1,211,961	

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, 2026. NOTE: This question addresses whether the resolution contains an expiration date for the designated area.

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

1. 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 Check box if an enhanced abatement was approved for one or more of these types.
2. Installation of new research and development equipment;	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
3. Installation of new logistical distribution equipment.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
4. Installation of new information technology equipment;	<input checked="" type="checkbox"/> Yes	<input 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 \$ unlimited cost with an assessed value of \$ unlimited. (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 \$ unlimited cost with an assessed value of \$ unlimited. (One or both lines may be filled out to establish a limit, if desired.)

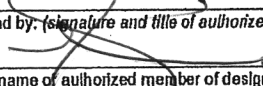
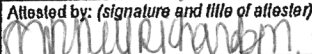
G. Other limitations or conditions (specify) N/A

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 Number of years approved: _____ (Enter one to twenty (1-20) years; may not exceed twenty (20) years.)
<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	

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	Date signed (month, day, year)
	700-421-1221	09/26/22
Printed name of authorized member of designating body	Name of designating body	
Sharon Tucker	CITY COUNCIL	
Attested by: (signature and title of attester)	Printed name of attester	
 Michelle Richardson, Admin Assistant	Michelle Richardson	

* 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. Except as provided in IC 6-1.1-12.1-18, an abatement schedule may not exceed ten (10) years.

(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

**A CONFIRMING RESOLUTION designating an
“Economic Revitalization Area” under I.C. 6-1.1-
12.1 for property commonly known as 9107
Yeager Lane, Fort Wayne, Indiana 46809 (Smith
Brothers of Berne, Inc.)**

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 70 full-time, permanent jobs for a total created, annual payroll of \$3,304,050, with the average created annual job salary being \$47,200 and retain 20 full-time, permanent jobs for a total retained annual payroll of \$809,266, with the average retained, annual job salary being \$40,463; and

WHEREAS, the total estimated project cost is \$1,211,961; 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, 2026, unless otherwise automatically extended in five year increments per I.C. 6-1.1-12.1-9.

SECTION 3. That, said designation of the hereinabove described property as an “Economic Revitalization Area” shall apply to a deduction of the assessed value of personal property for new manufacturing, logistical distribution and informational technology equipment improvements to be made between May 15, 2022 and October 15, 2023. Should any delays occur, an updated timeframe will be communicated to the Allen County Assessor and Allen County Auditor by Community Development staff in writing.

SECTION 4. That, the estimate of the number of individuals that will be employed or whose employment will be retained and the estimate of the annual salaries of those individuals and the estimate of the value of the new manufacturing, logistical distribution and informational technology 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, logistical distribution and informational technology equipment.

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

- (a) If the proposed new manufacturing, logistical distribution and informational technology equipment is not installed, the approximate current year tax rates for this site would be \$3.1458/\$100.
- (b) If the proposed new manufacturing, logistical distribution and informational technology equipment is installed and no deduction is granted, the approximate current year tax rate for the site would be \$3.1458/\$100 (the change would be negligible).
- (c) If the proposed new manufacturing, logistical distribution and informational technology equipment is installed, and a deduction percentage of eighty percent (80%) is assumed, the approximate current year tax rate for the site would be \$3.1458/\$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, logistical distribution and informational technology equipment shall be for a period of ten years.

SECTION 7. The deduction schedule from the assessed value of new manufacturing, logistical distribution and informational technology 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, logistical distribution and informational technology 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

Malak Heiny, City Attorney

BILL NO. R-22-04-30

REPORT OF COMMITTEE ON FINANCE

April 26, 2022

Sharon Tucker Chair


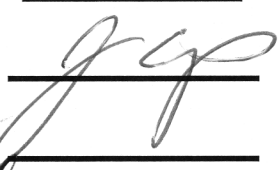
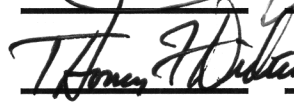
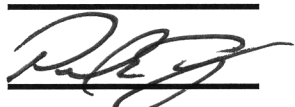

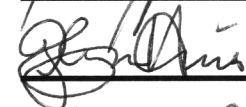
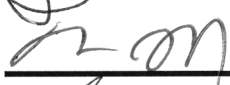
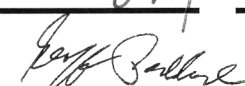
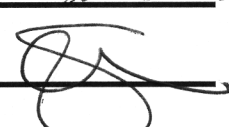
Russ Jehl Co-Chair

All Council Members


A Declaratory Resolution designating an "Economic Revitalization Area" under I.C. 6- 1.1-12.1 for property commonly known as 9107 Yeager Lane, Fort Wayne, Indiana 46809 (Smith Brothers of Berne, Inc.)

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			

**STACY A. REED
DEPUTY CITY CLERK**



Public Hearing Date: N/A

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

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

Read the third time in full and on motion by Councilperson Tucker, 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DATED: April 26, 2022

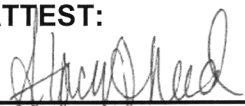


 STACY A. REED, DEPUTY CITY CLERK

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

Resolution No. R-22-04-30 on the 26th day of April, 2022

ATTEST:

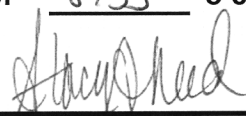


 STACY A. REED
 DEPUTY CITY CLERK



 PRESIDING OFFICER

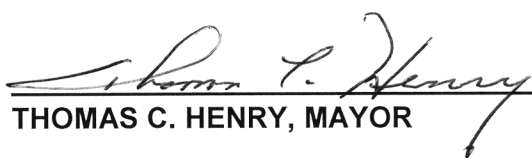
Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 27th of April 2022, at the hour of 8:55 o'clock A.M. E.S.T.



 STACY A. REED, DEPUTY CITY CLERK

Approved and signed by me this 27th day of APRIL 2022, at the hour of 11:30 o'clock Am E.S.T.

FORT WAYNE, INDIANA
RECEIVED
 APR 27 2022
 LANA R. KEESLING
 CITY CLERK



 THOMAS C. HENRY, MAYOR