

**A DECLARATORY RESOLUTION designating an
“Economic Revitalization Area” under I.C. 6-1.1-12.1 for
property Commonly known as 1919 West Cook Road,
Fort Wayne, Indiana 46818 (CPI Card Group-Indiana, Inc./Silverado
Cook Properties, LLC)**

WHEREAS, Petitioner has duly filed its petition dated November 16, 2023 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 19 additional full-time, permanent jobs with a total additional annual payroll of \$749,840 and an average annual salary of \$39,465 and retain 165 current full-time permanent jobs and four part-time jobs with a retained total annual payroll of \$9,568,713 and an average annual payroll of \$56,619; and

WHEREAS, the total estimated project cost is \$33,055,450; 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 both a deduction of the assessed value of real estate improvements made between February 1, 2024 and December 31, 2025 and personal property for manufacturing equipment and information technology equipment improvements to be made

1 between March 1, 2024 and December 31, 2025. Should any delays occur, an updated timeframe
2 will be communicated to the Allen County Assessor and Allen County Auditor by Community
3 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 redevelopment or rehabilitation and the estimate of the value of
7 personal property for new information technology equipment, all contained in Petitioner's
8 Statement of Benefits, are reasonable and are benefits that can be reasonably expected to result
9 from the proposed described redevelopment or rehabilitation and from the installation of personal
10 property for new manufacturing and information technology equipment.

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

- 13 (a) If the proposed development does not occur, the approximate current year tax rates
14 for this site would be \$2.8936/\$100.
- 15 (b) If the proposed development does occur and no deduction is granted, the approximate
16 current year tax rate for the site would be \$2.8936/\$100 (the change would be
17 negligible).
- 18 (c) If the proposed development occurs and a deduction percentage of fifty percent (50%)
19 is assumed, the approximate current year tax rate for the site would be \$2.8936/\$100
20 (the change would be negligible).
- 21 (d) If the proposed new information technology is not installed, the approximate current
22 year tax rates for this site would be \$2.8936/\$100.
- 23 (e) If the proposed new manufacturing equipment and information technology equipment
24 is installed and no deduction is granted, the approximate current year tax rate for the
25 site would be \$2.8936/\$100 (the change would be negligible).
- 26 (f) If the proposed new manufacturing equipment and information technology equipment
27 is installed and a deduction percentage of eighty percent (80%) is assumed, the
28 approximate current year tax rate for the site would be \$2.8936/\$100 (the change
29 would be negligible).

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

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

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

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

SECTION 9. The deduction schedule from the assessed value of new manufacturing technology equipment and information 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 10. 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 11. That, the taxpayer is non-delinquent on any and all property tax due to jurisdictions within Allen County, Indiana.

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

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



 Member of Council

APPROVED AS TO FORM AND LEGALITY


 Malak Heiny, City Attorney

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **CPI Card Group-Indiana, Inc. and Silverado Cook Properties, LLC are requesting the designation of an Economic Revitalization Area for eligible real and personal property improvements. Silverado Cook Properties, LLC will construct an 80,000 square foot high tech assembly facility and CPI Card Group-Indiana, Inc. will purchase and install new personal property equipment.**

EFFECT OF PASSAGE: **Investment of \$33,281,450, the creation of 19 new full-time permanent positions with a total annual payroll of \$749,840, the retention of 165 full-time permanent positions and four part-time positions with an annual payroll of \$9,568,713.**

EFFECT OF NON-PASSAGE: **Potential loss of investment, the creation of 19 new full-time permanent positions with a total annual payroll of \$749,840, the retention of 165 full-time permanent positions and four part-time positions with an annual payroll of \$9,568,713.**

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

ASSIGNED TO COMMITTEE (CHAIR AND CO-CHAIR): **Geoff Paddock and Jason Arp**

MEMORANDUM



TO: City Council
FROM: Carman Young, Economic Development Specialist
DATE: November 17, 2023
RE: Request for designation by CPI Card Group-Indiana, Inc. and Silverado Cook Properties, LLC as an ERA for real and personal property improvements.

BACKGROUND

PROJECT ADDRESS:	1919 West Cook Road	PROJECT LOCATED WITHIN:	N/A
PROJECT COST:	\$33,281,450	COUNCILMANIC DISTRICT:	3

COMPANY PRODUCT OR SERVICE:	CPI Card Group-Indiana, Inc. produces credit, debit and prepaid debit cards. Silverado Cook Properties, LLC. is a commercial real estate developer.
PROJECT DESCRIPTION:	Silverado Cook Properties, LLC will construct a new 80,000 square foot high tech assembly facility. CPI Card Group-Indiana, Inc. will purchase and install new personal property equipment.

	CREATED	RETAINED
JOBS CREATED (FULL-TIME):	19	JOBS RETAINED (FULL-TIME): 165
JOBS CREATED (PART-TIME):	0	JOBS RETAINED (PART-TIME): 4
TOTAL NEW PAYROLL:	\$749,840	TOTAL RETAINED PAYROLL: \$9,568,713
AVERAGE SALARY (FULL-TIME NEW):	\$39,465	AVERAGE SALARY (FULL-TIME RETAINED): \$56,619

COMMUNITY BENEFIT REVIEW

Yes No N/A

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

Explain: The site for this project is currently undeveloped.

Yes No N/A

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

Explain: Property to be designated is zoned C-1, Professional Office and Personal Services. The 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: A new 80,000 square foot high tech assembly facility will be constructed.

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 equipment and information technology equipment will be purchased and installed.

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?

Explain: The structure to be designated was built in 1928 in an institutional Neoclassical style that is very much in its original condition.

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: 19 new full-time permanent positions will be created with a new total annual payroll of \$749,840 and 165 full-time permanent positions and four part-time positions will be retained with a total annual payroll of \$9,568,713.

Yes No N/A

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

POLICY

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

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

The property to be designated is eligible for a ten year schedule of deduction on real property improvements and a ten year schedule of deduction for personal property under Fort Wayne Common Council's tax abatement policies and procedures. Attached is a calculation of property taxes saved/paid with the deduction.

PREVIOUSLY APPROVED PHASE-INS

CPI Card Group-Indiana, Inc.

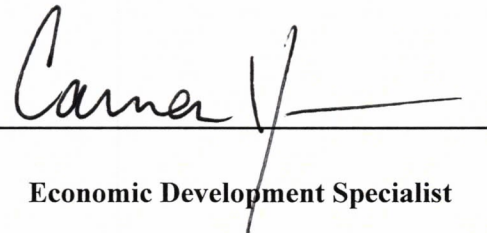
R-28-14 Approved for a ten year phase-in on real and personal property improvements totaling \$3,384,500 in 2014. A 4,400 square foot addition was added to the existing facility at 613 High Street and new manufacturing equipment and information technology equipment was purchased and installed.

Silverado Cook Properties, LLC

R-18-18 Approved for a 60,000 square foot speculative building. This project did not happen.

R-99-22 Approved for a 100,000 square foot speculative building that is currently under construction with an identified tenant.

Signed:



Economic Development Specialist

**POOL #2 FORT WAYNE COMMUNITY DEVELOPMENT DIVISION
TAX ABATEMENT - ESTIMATE OF SAVINGS**

CPI Card Group-Indiana, Inc.

Silverado Cook Properties, LLC

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

PERSONAL PROPERTY TAX ABATEMENT - 10 yr Schedule												
Year	True Cash Value	"Pool 2"		Assessed		Tax		Deduction	Taxable A V	Tax Rate	Tax Paid	Tax Saved
		Value	True Tax Value	Value	Abate %	Abate %	Tax Paid %					
1	\$10,546,000	40%	\$4,218,400	\$4,218,400	100%	0%	\$4,218,400	\$0	0.028936	\$0	\$122,064	
2	\$10,546,000	56%	\$5,905,760	\$5,905,760	90%	10%	\$5,315,184	\$590,576	0.028936	\$17,089	\$153,800	
3	\$10,546,000	42%	\$4,429,320	\$4,429,320	80%	20%	\$3,543,456	\$885,864	0.028936	\$25,633	\$102,533	
4	\$10,546,000	32%	\$3,374,720	\$3,374,720	70%	30%	\$2,362,304	\$1,012,416	0.028936	\$29,295	\$68,356	
5	\$10,546,000	30%	\$3,163,800	\$3,163,800	60%	40%	\$1,898,280	\$1,265,520	0.028936	\$36,619	\$54,929	
6	\$10,546,000	30%	\$3,163,800	\$3,163,800	50%	50%	\$1,581,900	\$1,581,900	0.028936	\$45,774	\$45,774	
7	\$10,546,000	30%	\$3,163,800	\$3,163,800	40%	60%	\$1,265,520	\$1,898,280	0.028936	\$54,929	\$36,619	
8	\$10,546,000	30%	\$3,163,800	\$3,163,800	30%	70%	\$949,140	\$2,214,660	0.028936	\$64,083	\$27,464	
9	\$10,546,000	30%	\$3,163,800	\$3,163,800	20%	80%	\$632,760	\$2,531,040	0.028936	\$73,238	\$18,310	
10	\$10,546,000	30%	\$3,163,800	\$3,163,800	10%	90%	\$316,380	\$2,847,420	0.028936	\$82,393	\$9,155	
11	\$10,546,000	30%	\$3,163,800	\$3,163,800	0%	100%	\$0	\$3,163,800	0.028936	\$91,548	\$0	

TOTAL TAX SAVED (10 yrs on 10 yr deduction) **\$639,003**
 TOTAL TAX PAID (10 yrs on 10 yr deduction) **\$520,601**

REAL PROPERTY TAX ABATEMENT - 10 yr Schedule										
Year	Cash Value	True Tax Value	Assessed Value	Tax Abate %	Tax Paid %	Deduction	Taxable AV	Tax Rate	Tax Paid	Tax Saved
2	\$22,717,450	\$22,717,450	\$22,717,450	95%	5%	\$21,581,578	\$1,135,873	0.028936	\$32,868	\$624,485
3	\$22,717,450	\$22,717,450	\$22,717,450	80%	20%	\$18,173,960	\$4,543,490	0.028936	\$131,470	\$525,882
4	\$22,717,450	\$22,717,450	\$22,717,450	65%	35%	\$14,766,343	\$7,951,108	0.028936	\$230,073	\$427,279
5	\$22,717,450	\$22,717,450	\$22,717,450	50%	50%	\$11,358,725	\$11,358,725	0.028936	\$328,676	\$328,676
6	\$22,717,450	\$22,717,450	\$22,717,450	40%	60%	\$9,086,980	\$13,630,470	0.028936	\$394,411	\$262,941
7	\$22,717,450	\$22,717,450	\$22,717,450	30%	70%	\$6,815,235	\$15,902,215	0.028936	\$460,146	\$197,206
8	\$22,717,450	\$22,717,450	\$22,717,450	20%	80%	\$4,543,490	\$18,173,960	0.028936	\$525,882	\$131,470
9	\$22,717,450	\$22,717,450	\$22,717,450	10%	90%	\$2,271,745	\$20,445,705	0.028936	\$591,617	\$65,735
10	\$22,717,450	\$22,717,450	\$22,717,450	5%	95%	\$1,135,873	\$21,581,578	0.028936	\$624,485	\$32,868
11	\$22,717,450	\$22,717,450	\$22,717,450	0%	100%	\$0	\$22,717,450	0.028936	\$657,352	\$0

TOTAL TAX SAVED REAL PROPERTY (10 yrs on 10 yr deduction) **\$3,253,893**
 TOTAL TAX PAID REAL PROPERTY (10 yrs on 10 yr deduction) **\$3,976,980**

TOTAL TAX SAVED PERSONAL & REAL **\$3,892,896**
 TOTAL TAX PAID PERSONAL & REAL **\$4,497,582**

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

CITY OF FT. WAYNE
 NOV 16 2023 *CR4*
 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:	\$22,717,450
Total cost of manufacturing equipment improvements:	\$9,500,000
Total cost of research and development equipment improvements:	\$0
Total cost of logistical distribution equipment improvements:	\$0
Total cost of information technology equipment improvements:	4,064,000
TOTAL OF ABOVE IMPROVEMENTS:	\$33,281,450

GENERAL INFORMATION

Real property taxpayer's name: Silverado Cook Properties LLC

Personal property taxpayer's name: CPI Card Group - Indiana, Inc.

Telephone number: (720) 681-6304

Address listed on tax bill: 10368 W Centennial Rd Littleton, CO 80127

Name of company to be designated, if applicable: CPI Card Group - Indiana Inc.

Year company was established: 2007

Address of property to be designated: 1919 Cook Road - Fort Wayne, Indiana 46818

Real estate property identification number: 02-07-15-126-017.000-073

Contact person name: Jeff Levenhagen

Contact person telephone number: (651) 364-6265 Contact email: jlevenhagen@cpicardgroup.com

Contact person address: 10368 W Centennial Rd Littleton, CO 80127

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Scott Scheirman	President	10368 West Centennial Road Littleton, CO 80127	720 681 6304
Jeffrey Hochstadt	Vice President	10368 West Centennial Road Littleton, CO 80127	720 681 6304
Sarah Kilgore	VP & Secretary	10368 West Centennial Road Littleton, CO 80127	720 681 6304
Sonya Vollmer	Vice President	10368 West Centennial Road Littleton, CO 80127	720 681 6304
Donna Abbey	Treasurer	10368 West Centennial Road Littleton, CO 80127	720 681 6304

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

NAME	PERCENTAGE
CPI CG, Inc.	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? N/A
 What percentage of sales is made to the ultimate customer? N/A
 What percentage of sales will be from service calls? N/A

What is the percentage of clients/customers served that are located outside of Allen County? 99%

What is the company's primary North American Industrial Classification Code (NAICs)? 323111

Describe the nature of the company's business, product, and/or service: CPI Card Group is a leading payment solutions provider proudly offering credit, debit, and prepaid debit card solutions.

Dollar amount of annual sales for the last three years:

Year	Annual Sales
2022	Revenue - \$475,745,000
2021	Revenue - \$375,119,000
2020	Revenue - \$312,189,000

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

Customer Name	City/State	Annual Gross Sales
Confidential Financial Program Provider	Atlanta, Georgia	\$60-70M
Confidential Multi-National Financial Institution #1	New York City, New York	\$40-50M
Confidential Multi-National Financial Institution #2	England	\$40-50M

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

Supplier Name	City/State	Annual Gross Purchases
Confidential Component Manufacturer	Germany	\$60-70M
Confidential Plastics Manufacturer #1	France	\$10-20M
Confidential Plastics Manufacturer #2	England	\$10-20M

List the company's top three competitors:

Competitor Name	City/State
Thales Group	France
Idemia	France
Perfect Plastics	St. Charles, Missouri

Describe the product or service to be produced or offered at the project site: Production of debt, credit, and prepaid debit cards.

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

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

The parcel to be designated has previously been designated as an ERA.

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: There is a 248,016 square foot facility to which an addition is being made for an existing tenant. The area where this building will be built is currently vacant and undeveloped.

Describe the condition of the structure(s) listed above: The other facility on this 50-acre property was built in 1987 and is in good condition.

Describe the improvements to be made to the property to be designated for tax phase-in purposes: A new building will be constructed housing predominately manufacturing facilities, but also a minimal amount of office in support of the manufacturing operations in place. The building will be approximately 80,000SF.

Projected construction start (month/year): February 2024

Projected construction completion (month/year): December 2025

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)

A completed estimated purchase sheet of equipment can be provided if necessary, however, the equipment in place will be predominately manufacturing

in nature. The breakdown of the estimated value of all equipment to be purchased is outlined below:

Interior Build-Out (Supporting Manufacturing): \$19,499,056

Machinery (Manufacturing): \$9,500,000

Note that all personal property labeled above should meet the definitions provided above.

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): March 2024

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

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

Depreciation schedules across the various personal property that will be put in place varies. For our

financial analysis we have assumed an average of a 10-year depreciable life, but we'll defer to the county

assessor and the appropriate depreciation schedules.

ELIGIBLE VACANT BUILDING INFORMATION

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

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

What year was the structure built? _____

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

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

Projected occupancy date (month/year): _____

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

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

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
Client Services	43-4051	6	\$302,930
Manuf/Engineering Positions	51-9199 / 17-2199	121	\$6,158,012
Facilities Techs/Maintenance	49-9071	8	\$501,280
Office Positions	11-1021 / 41-3091	21	\$1,995,531
Other	27-1024	9	\$429,626

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Client Services	43-4051	6	\$302,930
Manuf/Engineering Positions	51-9199 / 17-2199	121	\$6,158,012
Facilities Techs/Maintenance	49-9071	8	\$501,280
Office Positions	11-1021 / 41-3091	21	\$1,995,531
Other	27-1024	9	\$429,626

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Finishing Operator	51-9199	5	\$189,280
EMV Operator	51-9199	5	\$192,400
Quality Techs	51-9199	2	\$74,880
Shipping Clerks	43-5071	4	\$149,760
Maintenance Techs	49-9071	3	\$143,520

PUBLIC BENEFIT INFORMATION

Current Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
Manuf/Engineering Positions	51-9199	2	\$92,123
Other	33-9032	2	\$89,211

Retained Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
Manuf/Engineering Positions	51-9199	2	\$92,123
Other	33-9032	2	\$89,211

Additional Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
N/A	N/A	N/A	N/A

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

Pension Plan

Major Medical Plan

Disability Insurance

Tuition Reimbursement

Life Insurance

Dental Insurance

List any benefits not mentioned above: 401k, Philanthropy opportunity, etc.

When will you reach the levels of employment shown above? (month/year): December 2025

REQUIRED ATTACHMENTS

The following must be attached to the application.

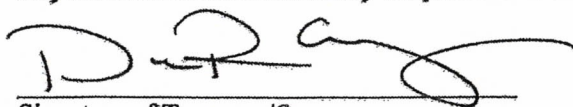
1. **Statement of Benefits Form(s) (first page/front side completed)**
2. **Full legal description of property and a plat map identifying the property boundaries. (Property tax bill legal descriptions are not sufficient.) Should be marked as Exhibit A.**
3. **Check for non-refundable application fee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

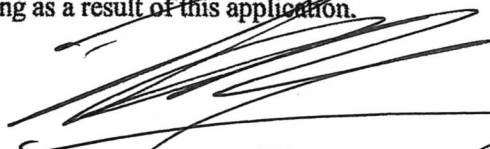
I, as the legal taxpayer and/or owner, hereby certify that all information and representations made on this application and its attached exhibits are true and complete and that no Improvement Location Permit or Structural Permit have been filed for construction of improvements, the occupation of the 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
 Donna Abbey, CAO
 Printed Name and Title of Applicant

11/15/2023
 Date

 11.16.23
 Todd M. Ramsey PARTNER

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

EXHIBIT A

1919 West Cook Road

LEGAL DESCRIPTION

A parcel of land situated in the Northeast One-quarter and the Northwest One-quarter of Section 15, Township 31 North, Range 12 East, Allen County, Indiana, and more particularly described as follows:

COMMENCING at the center of Section 15, Township 31 North, Range 12 East, Allen County, Indiana, marked by a Harrison monument; thence North 04 degrees 26 minutes 10 seconds West (bearing base on Deed DOC. #86-009318 and DOC. #86-009319) along the North-South centerline of the said Section 15, a distance of 847.64 feet to the Point of Beginning as marked by a set five-eighths inch diameter steel pin with D&A Firm No. 0026 identification cap. BEGINNING at the above described point; thence South 86 degrees 57 minutes 00 seconds West, a distance 869.86 feet to a set five-eighths inch diameter steel pin on the West bank of Spy Run Creek; thence, North 51 degrees 34 minutes 50 seconds West (North 50 degrees 48 minutes 14 seconds West - deed), a distance of 192.50 feet to a stone; thence North 04 degrees 11 minutes 11 seconds West (North 04 degrees 14 minutes 14 seconds West - deed) a distance of 1581.25 feet to a set five-eighths inch diameter steel pin on the Southerly line of parcel of land described in DOC.#200063132 also being the Southerly right-of-way line of Cook Road; thence North 88 degrees 12 minutes 33 seconds East along said Southerly line, a distance of 953.56 feet to a set five-eighths inch diameter steel pin; thence South 89 degrees 05 minutes 00 seconds East along said Southerly line, a distance of 219.28 feet to a set five-eighths inch diameter steel pin with D&A Firm No. 0026 identification cap; thence South 70 degrees 15 minutes 43 seconds East along Southerly line, a distance of 37.51 feet to a set five-eighths inch diameter steel pin with D&A Firm No. 0026 identification cap; thence South 14 degrees 25 minutes 55 seconds East along said Westerly right-of-way line, a distance of 429.03 feet to a four inch by four inch concrete right-of-way marker found; thence South 14 degrees 58 minutes 08 seconds East, a distance of 667.09 feet to a four inch by four inch concrete right-of-way marker found; thence South 15 degrees 07 minutes 53 seconds East along said Westerly right-of-way line a distance of 597.71 feet to five-eighths inch diameter steel pin; thence South 86 degrees 57 minutes 00 seconds West, a distance of 508.75 feet to the point of beginning, containing 52.58 acres, more or less.

The above being described by a Survey by Dickmeyer & Associates, Kerry D. Dickmeyer, Land Surveyor, recorded April 9, 2004 in Document Number 204025735.

EXCEPTING THEREFROM

A part of the Northeast Quarter of Section 15, Township 31 North, Range 12 East, Allen County, Indiana, and being that part of the grantor's land lying within the right of way lines depicted on the Right of Way Parcel Plat marked Exhibit "B" attached to Document Numbers 2008054153 and 2008054154, described as follows:

Commencing at the Southwest corner of said quarter section, designated as point "520" on the Location control Route Survey Plat recorded in Instrument Number 204040574 in the Office of the Recorder of said County; thence North 2 degrees 14 minutes 35 seconds West 847.58 feet (847.64 feet by Instrument Number 86-009319) along the West line of said quarter section to the South line of the grantor's land; thence South 89 degrees 05 minutes 46 seconds West 334.79 feet (334.80 feet by Instrument Number 86-009319) along said South line to the West line of the tract of land described in Instrument Number 86-009319; thence North 2 degrees 01 minutes 56 seconds West 1,694.31 feet along said tract line to the South boundary of Cook Road; thence South 89 degrees 35 minutes 47 seconds East 277.67 feet along the boundary of said Cook Road; thence South 86 degrees 56 minutes 03 seconds East 109.31 feet along said boundary to point "340" designated on said parcel plat and the POINT OF BEGINNING of this description: thence continuing South 86 degrees 56 minutes 03 seconds East 109.97 feet along said boundary to the Southwestern boundary of the intersection of said Cook Road and S.R. 3 (Lima Road); thence South 68 degrees 44 minutes 22 seconds East 31.78 feet along the boundary of the intersection of said Cook Road and S.R. 3 to the Western boundary of said S.R. 3; thence South 12 degrees 46 minutes 42 seconds East 301.24 feet along the boundary of said S.R. 3 to point "345" designated on said parcel plat; thence South 77 degrees 13 minutes 18 seconds West 5.00 feet to point "344" designated on said parcel plat; thence North 12 degrees 46 minutes 42 seconds West 150.00 feet to point "343" designated on said parcel plat; thence North 19 degrees 07 minutes 06 seconds West 90.55 feet to point "342" designated on said parcel plat; thence North 43 degrees 02 minutes 05 seconds West 69.46 feet to point "341" designated on said parcel plat; thence North 71 degrees 55 minutes 39 seconds West 95.66 feet to the point of beginning and containing 0.125 acres, more or less.



**STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51767 (R7 / 1-21)
Prescribed by the Department of Local Government Finance

CITY OF FT. WAYNE
NOV 16 2023
CD
COMMUNITY DEVELOPMENT

20___ PAY 20___
FORM SB-1 / Real Property
PRIVACY NOTICE
Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
 Residentially distressed area (IC 6-1.1-12.1-4.1)

INSTRUCTIONS:

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
- To obtain a deduction, a Form 322/RE must be filed with the county auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between January 1 and May 10 of a subsequent year.
- A property owner who files for the deduction must provide the county auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
- For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

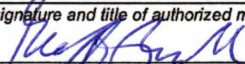
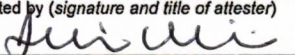
SECTION 1		TAXPAYER INFORMATION			
Name of taxpayer Silverado Cook Properties LLC					
Address of taxpayer (number and street, city, state, and ZIP code) 10050 Bent Creek Boulevard, Fort Wayne, IN, 46825					
Name of contact person Todd Ramsey		Telephone number (260) 438-2483		E-mail address tramsey@rcidevelops.com	
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT			
Name of designating body Fort Wayne City Council				Resolution number	
Location of property 1919 West Cook Road		County Allen		DLGF taxing district number 073	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) New 80,000 SF high tech assembly building with high security				Estimated start date (month, day, year) 02/01/2024	
				Estimated completion date (month, day, year) 12/31/2025	
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT			
Current Number 169.00	Salaries \$9,568,713.00	Number Retained 169.00	Salaries \$9,568,713.00	Number Additional 19.00	Salaries \$749,840.00
SECTION 4		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT			
		REAL ESTATE IMPROVEMENTS			
		COST		ASSESSED VALUE	
Current values					
Plus estimated values of proposed project		15,000,000.00		15,000,000.00	
Less values of any property being replaced					
Net estimated values upon completion of project		15,000,000.00		15,000,000.00	
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
Estimated solid waste converted (pounds) <u>NA</u>		Estimated hazardous waste converted (pounds) <u>NA</u>			
Other benefits NA					
SECTION 6		TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.					
Signature of authorized representative 				Date signed (month, day, year) 11/16/2023	
Printed name of authorized representative Todd Ramsey			Title Partner		

FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed _____ calendar years* (see below). The date this designation expires is December 31, 2026 NOTE: This question addresses whether the resolution contains an expiration date for the designated area.
- B. The type of deduction that is allowed in the designated area is limited to:
 1. Redevelopment or rehabilitation of real estate improvements Yes No
 2. Residentially distressed areas Yes No
- C. The amount of the deduction applicable is limited to \$ unlimited.
- D. Other limitations or conditions (specify) N/A
- E. Number of years allowed: Year 1 Year 2 Year 3 Year 4 Year 5 (* see below)
 Year 6 Year 7 Year 8 Year 9 Year 10
- F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?
 Yes No
 If yes, attach a copy of the abatement schedule to this form.
 If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

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

Approved (signature and title of authorized member of designating body) 	Telephone number <u>(200) 427-2977</u>	Date signed (month, day, year) <u>11/28/23</u>
Printed name of authorized member of designating body <u>Geoff Paddock</u>	Name of designating body <u>City Council</u>	
Attested by (signature and title of attester)  <u>Admin. Assistant</u>	Printed name of attester <u>Iliana Phillips</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.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. Except as provided in IC 6-1.1-12.1-18, the deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

IC 6-1.1-12.1-17

Abatement schedules

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

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

(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. Except as provided in IC 6-1.1-12.1-18, an abatement schedule may not exceed ten (10) years.

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



**STATEMENT OF BENEFITS
PERSONAL PROPERTY**

State Form 51764 (R5 / 1-21)

Prescribed by the Department of Local Government Finance

CITY OF FT. WAYNE

NOV 16 2023 *ckj*

COMMUNITY DEVELOPMENT

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:

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the installation of qualifying abatable equipment for which the person desires to claim a deduction.
- To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated or with the county assessor if there is no township assessor for the township. The 103-ERA must be filed between January 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between January 1 and the extended due date of that year.
- Property owners whose Statement of Benefits was approved, must submit Form CF-1/PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
- 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. For a Form SB-1/PP that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. (IC 6-1.1-12.1-17)

SECTION 1 TAXPAYER INFORMATION									
Name of taxpayer CPI Card Group Inc			Name of contact person Jeff Levenhagen						
Address of taxpayer (number and street, city, state, and ZIP code) 10368 W Centennial Rd, Littleton, CO 80127				Telephone number (720) 680-6304					
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT									
Name of designating body Fort Wayne City Council				Resolution number (s)					
Location of property 1919 Cook Road - Fort Wayne, Indiana 46818			County Allen		DLGF taxing district number 073				
Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. (Use additional sheets if necessary.) Manufacturing equipment to increase production capacity of stripe and magnetic strip credit cards. Includes silkscreen press, automated tacker, EMV machine, laminator boiler, etc.				ESTIMATED					
					START DATE	COMPLETION DATE			
				Manufacturing Equipment	03/31/2024	12/31/2025			
				R & D Equipment					
				Logist Dist Equipment					
IT Equipment	03/31/2024	12/31/2025							
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT									
Current Number 169	Salaries \$9,568,713	Number Retained 169	Salaries \$9,568,713	Number Additional 19	Salaries \$749,840				
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT									
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT		
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	
	Current values								
	Plus estimated values of proposed project		9,500,000	9,500,000				1,064,000	1,064,000
	Less values of any property being replaced								
Net estimated values upon completion of project		9,500,000	9,500,000				1,064,000	1,064,000	
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER									
Estimated solid waste converted (pounds) N/A			Estimated hazardous waste converted (pounds) N/A						
Other benefits: N/A									
SECTION 6 TAXPAYER CERTIFICATION									
I hereby certify that the representations in this statement are true.									
Signature of authorized representative 				Date signed (month, day, year) 11-15-2023					
Printed name of authorized representative Donna Abbey			Title Treasurer						

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 type="checkbox"/> Yes	<input checked="" 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 \$ 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 \$ 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) <u>Geoff Paddock</u>	Telephone number <u>(200) 427-2977</u>	Date signed (month, day, year) <u>11/28/13</u>
Printed name of authorized member of designating body <u>Geoff Paddock</u>	Name of designating body <u>City Council</u>	
Attested by: (signature and title of attester) <u>[Signature]</u> Admin. Assistant	Printed name of attester <u>Iliana Phillips</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. 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 1919 West Cook Road, Fort Wayne, Indiana 46818 (CPI Card Group-Indiana, Inc./Silverado Cook Properties, LLC)

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

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

WHEREAS, said project will create 19 additional full-time, permanent jobs with a total additional annual payroll of \$749,840 and an average annual salary of \$39,465 and retain 165 current full-time permanent jobs and four part-time jobs with a retained total annual payroll of \$9,568,713 and an average annual payroll of \$56,619; and

WHEREAS, the total estimated project cost is \$33,055,450; and

WHEREAS, a recommendation has been received from the Committee on Finance concerning 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.

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 both a deduction of the assessed value of real estate improvements made between February 1, 2024 and December 31, 2025 and personal property for manufacturing equipment and information technology equipment improvements to be made between March 1, 2024 and December 31, 2025. 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 redevelopment or rehabilitation and estimate of the value of the new personal property manufacturing equipment and information 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 installment of the new personal property manufacturing equipment and information technology equipment

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

- (a) If the proposed development does not occur, the approximate current year tax rates for this site would be \$2.8936/\$100.
- (b) If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be \$2.8936/\$100 (the change would be negligible).
- (c) If the proposed development occurs, and a deduction percentage of fifty percent (50%) is assumed, the approximate current year tax rate for the site would be \$2.8936/\$100 (the change would be negligible).
- (d) If the real estate and personal property for new manufacturing equipment and information technology equipment is not installed, the approximate current year tax rates for this site would be \$2.8936/\$100.

- (e) If the real estate and proposed personal property for new manufacturing equipment and information technology equipment is installed and no deduction is granted, the approximate current year tax rate for the site would be \$2.8936/\$100 (the change would be negligible).
- (f) If the real estate and proposed personal property for new manufacturing equipment and information 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 \$2.8936/\$100 (the change would be negligible).

SECTION 6. That, pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from the assessed value of the real property shall be for a period of ten years, and that the deduction from the assessed value of the manufacturing equipment and information technology equipment shall be for a period of ten years.

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

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

SECTION 8. The deduction schedule from the assessed value of new personal property manufacturing equipment and information 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 9. That, the benefits described in the Petitioner's Statement of Benefits can be reasonably expected to result from the project and are sufficient to justify the applicable deductions.

SECTION 10. For personal property, manufacturing equipment, logistical distribution and information 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 Assessor's Office, and the City of Fort Wayne's Community Development Division and must be included with the deduction application. For five subsequent years, the performance report must be updated and submitted along with the deduction application at the time of filing.

SECTION 11. For real property, a deduction application must contain a performance report showing the extent to which there has been compliance with the Statement of Benefits form approved by the Fort Wayne Common Council at the time of filing. This report must be submitted to the Allen County Auditor's Office and the City of Fort Wayne's Community Development Division and must be included in the deduction application. For five subsequent years, the performance report must be updated each year in which the deduction is applicable at the same time the property owner is required to file a personal property tax return in the taxing district in which the property for which the deduction was granted is located. If the taxpayer does not file a personal property tax return in the taxing district in which the property is located, the information must be provided by May 15.

SECTION 12. The performance report must contain the following information:

- A. The cost and description of real property improvements and/or purchase of real estate and new personal property for new manufacturing, logistical distribution, and information technology equipment.
- 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 13. That, the taxpayer is non-delinquent on any and all property tax due to jurisdictions within Allen County, Indiana.

SECTION 14. That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that has received a deduction under section 3 or 4.5 of this chapter may be required to repay the deduction amount as determined by the county auditor in accordance with section 10 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 15. That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

Member of Council

APPROVED AS TO FORM A LEGALITY

Malak Heiny, City Attorney

BILL NO. R-23-11-49

REPORT OF COMMITTEE ON FINANCE

November 28, 2023

Geoff Paddock Chair






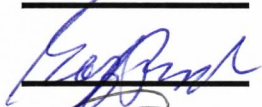

Jason Arp Co-Chair

All Council Members


A Declaratory Resolution designating an "Economic Revitalization Area" under I.C. 6- 1.1-12.1 for property commonly known as 1919 West Cook Road, Fort Wayne, Indiana 46818 (CPI Card Group-Indiana, Inc./Silverado Cook Properties, 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

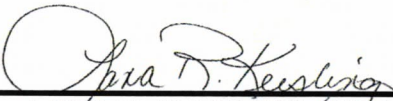
Read the first time in full and on motion by Councilperson Paddock.

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

Read the third time in full and on motion by Councilperson Paddock, 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: November 28, 2023




 LANA R. KEESLING, CITY CLERK

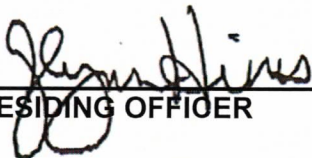
Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as

Resolution No. R-23-11-49 on the 28th day of November, 2023

ATTEST:



 LANA R. KEESLING
 CITY CLERK



 PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 29th of November 2023, at the hour of 2:15 o'clock P.M. E.S.T.



 LANA R. KEESLING, CITY CLERK

Approved and signed by me this 1st day of December 2023, at the hour of 4:30 o'clock pm E. S.T.



 THOMAS C. HENRY, MAYOR

