

**A DECLARATORY RESOLUTION designating an “Economic Revitalization Area” under I.C. 6-1.1-12.1 for property commonly known as 2730 East Coliseum Boulevard, Fort Wayne, Indiana 46805 (Filter Sciences LLC/Kenai Associates LLC)**

**WHEREAS**, Petitioner has duly filed its petition dated August 29, 2025 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 one full-time, permanent job and retain five full-time and three part-time jobs with a total current payroll of \$564,000, with the average current full-time annual salary of \$105,600; and

**WHEREAS**, the total estimated project cost is \$225,000; and

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

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

**SECTION 1.** That, subject to the requirements of Section 6, below, the property hereinabove described is hereby designated and declared an “Economic Revitalization Area” under I.C. 6-1.1-12.1. Said designation shall begin upon the effective date of the Confirming Resolution referred to in Section 6 of this Resolution and shall terminate on December 31, 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 real estate improvements to be made between September 1, 2025 and December 31, 2025 and the occupation of an eligible vacant building. 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.

1                   **SECTION 4.** That, the estimate of the number of individuals that will be employed or  
2 whose employment will be retained and the estimate of the annual salaries of those individuals and  
3 the estimate of the value of redevelopment or rehabilitation, all contained in Petitioner's Statement  
4 of Benefits, are reasonable and are benefits that can be reasonably expected to result from the  
5 proposed described redevelopment or rehabilitation and occupation of an eligible vacant building.

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

- 8                   (a) If the proposed development does not occur, the approximate current year tax rates  
9 for this site would be \$2.7593/\$100.
- 10                   (b) If the proposed development does occur and no deduction is granted, the approximate  
11 current year tax rate for the site would be \$2.7593/\$100 (the change would be  
12 negligible).
- 13                   (c) If the proposed development occurs and a deduction percentage of fifty percent (50%)  
14 is assumed, the approximate current year tax rate for the site would be \$2.7593/\$100  
15 (the change would be negligible).
- 16                   (d) If the proposed occupation of the eligible vacant building does not occur, the  
17 approximate current year tax rates for this site would be \$2.7593/\$100.
- 18                   (e) If the proposed occupation of the eligible vacant building occurs and no deduction is  
19 granted, the approximate current year tax rate for the site would be \$2.7593/\$100 (the  
20 change would be negligible).
- 21                   (f) If the proposed occupation of the eligible vacant building occurs, and a deduction  
22 percentage of fifty percent (50%) is assumed, the approximate current year tax rate  
23 for the site would be \$2.7593/\$100 (the change would be negligible).

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

27                   **SECTION 7.** That, pursuant to I.C. 6-1.1-12.1, it is hereby determined that the  
28 deduction from the assessed value of the real property shall be for a period of five years and the  
29 deduction from the assessed value of the occupation of the eligible vacant building shall be for a  
30 period of one year.

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

Year of Deduction	Percentage
1	100%
2	80%
3	60%
4	40%
5	20%
6	0%

1                   **SECTION 9.** The deduction schedule from the assessed value of the real property  
2 pursuant to I.C. 6-1.1-12.1-17 shall look like this:

3

Year of Deduction	Percentage
1	100%
2	0%

4

5                   **SECTION 10.** That, the benefits described in the Petitioner's Statement of Benefits can  
6 be reasonably expected to result from the project and are sufficient to justify the applicable  
7 deductions.

8                   **SECTION 11.** That, the taxpayer is non-delinquent on any and all property tax due to  
9 jurisdictions within Allen County, Indiana.


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

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

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\_\_\_\_\_  
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: **Filter Sciences LLC/Kenai Associates LLC provides industrial stainless-steel bag filter housings to a variety of industries across the United States and is requesting the designation of an Economic Revitalization Area for eligible real property improvements and a vacant building deduction. Sciences LLC/Kenai Associates LLC has purchased and will occupy a previously vacant building and will make real property improvements.**

EFFECT OF PASSAGE: **Investment of \$225,000, the occupation of a previously vacant building and the creation of one new full-time permanent job and the retention of five full-time permanent jobs and three part-time jobs with a total annual payroll of \$564,000.**

EFFECT OF NON-PASSAGE: **Potential loss of investment, occupation of a previously vacant building and the creation of one new full-time permanent job and the retention of five full-time permanent jobs and three part-time jobs with a total annual payroll of \$564,000.**

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

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

# MEMORANDUM



**TO:** City Council  
**FROM:** Carman Young, Economic Development Specialist  
**DATE:** September 4, 2025  
**RE:** Request for designation by Kenai Associates LLC/Filter Sciences LLC as an ERA for real property improvements and a vacant building deduction.

## BACKGROUND

PROJECT ADDRESS: <b>2730 East Coliseum Boulevard</b>	PROJECT LOCATED WITHIN:	N/A
PROJECT COST: <b>\$225,000</b>	COUNCILMANIC DISTRICT:	2

COMPANY PRODUCT OR SERVICE:	<b>Filter Sciences LLC/Kenai Associates LLC provides industrial stainless-steel bag filter housings to a variety of industries across the United States.</b>
PROJECT DESCRIPTION:	<b>Filter Sciences LLC/Kenai Associates LLC will occupy and make real property improvements to a vacant building.</b>

	CREATED	RETAINED
JOBS CREATED (FULL-TIME):	1	5
JOBS CREATED (PART-TIME):	0	3
TOTAL NEW PAYROLL:	██████████	\$564,000
AVERAGE SALARY (FULL-TIME NEW):	██████████	\$105,600

## COMMUNITY BENEFIT REVIEW

Yes  No  N/A

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

**Explain: The building included in this designation has been vacant for at least two years.**

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 BTI, Business, Technology, and Industrial Park. 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: Real property improvements will be made to a previously vacant 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?
- 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?
- 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:**

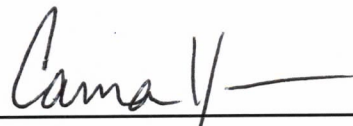
1. The period of deduction for real property improvements is five years.
2. The period of deduction for the vacant building deduction is one year.

The property to be designated is located within an Economic Development Target Area and as such, is eligible for a five year schedule of deduction on real property improvements and a one year vacant building deduction 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

Filter Sciences LLC/Kenai Associates LLC has not previously applied, or been approved, for a tax phase-in.

Signed:

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

**COMMUNITY DEVELOPMENT DIVISION**

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

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

**REAL PROPERTY TAX ABATEMENT - 5 yr Schedule**

**Filter Sciences LLC/Kenai Associates LLC**

Year	Cash Value	True Tax Value	Assessed Value	Abatement %	Tax Paid %	Deduction	Taxable AV	Tax Rate	Tax Paid	Tax Saved	Tax	
											Abatement %	Tax Paid %
1	\$225,000	\$225,000	\$225,000	100%	0%	\$225,000	\$0	0.027593	\$0	\$6,208		
2	\$225,000	\$225,000	\$225,000	80%	20%	\$180,000	\$45,000	0.027593	\$1,242	\$4,967		
3	\$225,000	\$225,000	\$225,000	60%	40%	\$135,000	\$90,000	0.027593	\$2,483	\$3,725		
4	\$225,000	\$225,000	\$225,000	40%	60%	\$90,000	\$135,000	0.027593	\$3,725	\$2,483		
5	\$225,000	\$225,000	\$225,000	20%	80%	\$45,000	\$180,000	0.027593	\$4,967	\$1,242		
6	\$225,000	\$225,000	\$225,000	0%	0%	\$0	\$0	0.027593	\$0	\$0		
										<b>TOTAL TAX SAVED REAL PROPERTY (5 yrs on 5 yr deduction)</b>	<b>\$18,625</b>	
										<b>TOTAL TAX PAID REAL PROPERTY (5 yrs on 5 yr deduction)</b>	<b>\$12,417</b>	

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

## Real Property Abatements

Tax Abatement Review System

Filter Sciences LLC/Kenai Associates LLC

Points Possible	Points Awarded
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### INVESTMENT (30 points possible)

Total new investment in real property (new structures and/or rehabilitation)

Over \$1,000,000	10	
\$500,000 to \$999,999	8	
\$100,000 to \$499,999	6	6
Under \$100,000	4	

Investment per employee (both jobs created and retained)

\$35,000 or more	10	
\$18,500 to \$34,999	8	8
\$6,250 to \$18,499	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	
\$5,000 to \$9,999	2	2
less than \$5,000	1	

Estimated local income taxes generated from jobs created  
(Double points for start-up)

\$30,000 or more	5	
\$10,000 to \$29,999	4	
\$5,000 to \$9,999	3	
\$3,000 to \$4,999	2	
less than \$3,000	1	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	
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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	
1 to 9	1	1

Total number of permanent jobs created (Double for start-up)

Over 100	10	
50-99	8	
25-49	6	
10-24	4	
1 to 9	2	2

### WAGES (20 points possible)

Median salary of the jobs created and/or retained

Over \$47,999	20	
\$43,000 to \$47,999	16	
\$38,000 to \$42,999	12	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	
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 50**

### 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.

Real Property Deduction Schedules	Alternative Deduction Real Property Schedules
<b>10 year</b>	<b>10 Year</b>
Year 1: 100%	Year 1: 100%
Year 2: 95%	Year 2: 100%
Year 3: 80%	Year 3: 100%
Year 4: 65%	Year 4: 100%
Year 5: 50%	Year 5: 100%
Year 6: 40%	Year 6: 90%
Year 7: 30%	Year 7: 80%
Year 8: 20%	Year 8: 65%
Year 9: 10%	Year 9: 50%
Year 10: 5%	Year 10: 40%
Year 11: 0%	
<b>7 year</b>	<b>7 Year</b>
Year 1: 100%	Year 1: 100%
Year 2: 85%	Year 2: 100%
Year 3: 71%	Year 3: 100%
Year 4: 57%	Year 4: 100%
Year 5: 43%	Year 5: 100%
Year 6: 29%	Year 6: 71%
Year 7: 14%	Year 7: 43%
Year 8: 0%	
<b>5 year</b>	
Year 1: 100%	
Year 2: 80%	
Year 3: 60%	
Year 4: 40%	
Year 5: 20%	
Year 6: 0%	
<b>3 year</b>	
Year 1: 100%	
Year 2: 66%	
Year 3: 33%	
Year 4: 0%	



CITY OF FT. WAYNE

AUG 29 2025

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:	\$225,000
Total cost of manufacturing equipment improvements:	_____
Total cost of research and development equipment improvements:	_____
Total cost of logistical distribution equipment improvements:	_____
Total cost of information technology equipment improvements:	_____
<b>TOTAL OF ABOVE IMPROVEMENTS:</b>	<b>\$225,000</b>

**GENERAL INFORMATION**

Real property taxpayer's name: Kenai Associates LLC

Personal property taxpayer's name: \_\_\_\_\_

Telephone number: 844-789-1996

Address listed on tax bill: 327 Ley Road, Fort Wayne, IN 46825

Name of company to be designated, if applicable: Filter Sciences LLC

Year company was established: 2021

Address of property to be designated: 2730 E. Coliseum Blvd, Fort Wayne, IN 46805

Real estate property identification number: 02-08-30-428-003.006-072

Contact person name: Jeff Fuze

Contact person telephone number: 844-789-1996 Contact email: jeff@filtersciences.com

Contact person address: 327 Ley Road, Fort Wayne, IN 46825

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Jeff Fuze	President	327 Ley Road, Fort Wayne, IN 46825	844-789-1996

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

NAME	PERCENTAGE
Jeff Fuze	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? ~10%  
 What percentage of sales is made to the ultimate customer? 95%  
 What percentage of sales will be from service calls? 5%

What is the percentage of clients/customers served that are located outside of Allen County? 95%

What is the company's primary North American Industrial Classification Code (NAICs)? 339998

Describe the nature of the company's business, product, and/or service: Filter Sciences provides industrial stainless steel bag filter housings to a variety of industries across the United States. These filters are vital for filtration in automotive pain lines, wastewater facilities, data center commissioning and cooling, and oil & gas processing. This equipment filters out contaminants that are harmful to production processes and the environment, allowing water to be reused rather than discharged.

Dollar amount of annual sales for the last three years:

Year	Annual Sales
2024	\$2,650,000
2023	\$1,850,000
2022	\$730,000

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

Customer Name	City/State	Annual Gross Sales
Herc Rentals	Bontia Springs, FL	\$1,200,000
Odessa Pumps	Odessa, TX	\$225,000
Western Midstream	The Woodlands, TX	\$250,000

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

Supplier Name	City/State	Annual Gross Purchases
JX Filtration	China	\$750,000
HL Filter USA	Woburn, MA	\$120,000
AJR Filter	West Chicago, IL	\$120,000

List the company's top three competitors:

Competitor Name	City/State
Rosedale Filter	Ann Arbor, MI
Fil-Trek	Cambridge, Ontario, Canada
PRM Filtration	Butner, NC

Describe the product or service to be produced or offered at the project site: We offer our full line of stainless steel bag filter housings along with the disposable filter media. We will also offer optional manufactured steel skids to be mounted to the filters. Customers can pick up their products at our facility or we can ship with local LTL carriers.

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 building was vacant for a number of years prior to acquiring it. It was a former data center that had old equipment inside that was no longer viable or usable. It sat for lease/sale for a minimum of 18 months prior to finally closing on the property. The original structure of the building is over 50 years old and the interior and exterior were left unkempt and left to age.

## 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: The original structure of the building was built in 1973 and was added onto in 1984. The building is of concrete and cinder block construction. The older portion was used for small offices and storage. The newer portion was used as a data center.

Describe the condition of the structure(s) listed above: The building sat vacant for >18 months and was left unkempt. The data center portion of the building was unusable and major upgrades are needed to be done in order to modernize the building for our office and production needs.

Describe the improvements to be made to the property to be designated for tax phase-in purposes: We will be repainting the exterior of the building to make it more presentable. We will also be replacing all the old light fixtures with energy efficient, motion sensing lights. In addition, we will be renovating the older portion of the building for office/retail space and the newer portion for lab/testing equipment, production, and warehousing. We will also be replacing the garage doors and adding an exterior loading dock.

Projected construction start (month/year): 09/2025

Projected construction completion (month/year): 12/2025

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)

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

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): \_\_\_\_\_

Date last piece of equipment will be installed (month/year): \_\_\_\_\_

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

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

**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? 1973/1984

Describe any structure(s) that is/are currently on the property: ~12,600 sq.ft. mulitpurpose use (data center/office/storage)

Describe the condition of the structure(s) listed above: Vacant, Unkempt

Projected occupancy date (month/year): 09/2025

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.

We first saw the property listed for sale/lease in Jan. 2024 for \$675,000. We put in an initial offer to purchase the building but it was rejected. We went to the property again in July 2024 and put in another offer but it was also rejected. The seller dropped the prices two times between Jan. 2024 and Oct. 2024. We put in another offer for the building in Oct. 2024 and it was accepted. We took possession of the building in March 2025 after legal battles of easements and access.

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

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

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

**PUBLIC BENEFIT INFORMATION**

***EMPLOYMENT INFORMATION FOR FACILITY TO BE DESIGNATED***

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

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

[http://www.bls.gov/oes/current/oes\\_23060.htm](http://www.bls.gov/oes/current/oes_23060.htm)

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

**Current Full-Time Employment**

Occupation	Occupation Code	Number of Jobs	Total Payroll
Sales Engineer	41-9030	3	\$450,000
Accounting	43-3000	2	\$78,000

**Retained Full-Time Employment**

Occupation	Occupation Code	Number of Jobs	Total Payroll
Sales Engineer	41-9030	3	\$450,000
Accounting	43-3000	2	\$78,000

**Additional Full-Time Employment**

Occupation	Occupation Code	Number of Jobs	Total Payroll
Sales Engineer	41-9030	1	██████████

**PUBLIC BENEFIT INFORMATION**

**Current Part-Time or Temporary Jobs**

Occupation	Occupation Code	Number of Jobs	Total Payroll
Laborer	53-7060	3	\$36,000

**Retained Part-Time or Temporary Jobs**

Occupation	Occupation Code	Number of Jobs	Total Payroll
Laborer	53-7060	3	\$36,000

**Additional Part-Time or Temporary Jobs**

Occupation	Occupation Code	Number of Jobs	Total Payroll

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

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Pension Plan          | <input type="checkbox"/> Major Medical Plan        | <input type="checkbox"/> Disability Insurance        |
| <input checked="" type="checkbox"/> Tuition Reimbursement | <input checked="" type="checkbox"/> Life Insurance | <input checked="" type="checkbox"/> Dental Insurance |

List any benefits not mentioned above: Company vehicles + fuel, Company Phones, Paid Vacation

When will you reach the levels of employment shown above? (month/year): 12/2025

**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.

Christopher Warren Digitally signed by Christopher Warren  
Date: 2025.09.03 17:01:17 -04'00'

Signature of Taxpayer/Owner

**Christopher Warren**

Printed Name and Title of Applicant

**9/3/2025**

Date

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

## EXHIBIT A

# LEGAL DESCRIPTION

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**PARCEL I:**

BEGINNING AT THE SOUTHEAST CORNER OF LOT NUMBER 166 IN KIRKWOOD PARK ADDITION, SECTION "F" AS RECORD PLAT BOOK 18, PAGE 195 IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY AS MARKED BY A THREE- QUARTER INCH DIAMETER PIPE FOUND; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT NUMBER 166 A DISTANCE OF 169 FEET TO THE CENTER OF SPRINGFIELD AVENUE; THENCE BY A DEFLECTION RIGHT OF 90 DEGREES 08 MINUTES 59 SECONDS, A DISTANCE OF 193.67 FEET TO A P.K. NAIL SET; THENCE BY A DEFLECTION RIGHT OF 90 DEGREES 00 MINUTES, A DISTANCE OF 169.89 FEET TO A FIVE-EIGHTS INCH DIAMETER IRON PIN SET ON THE NORTH LINE OF LOT NUMBER 182 IN KIRKWOOD PARK, SECTION G, AS RECORDED IN PLAT BOOK 27, PAGES 61 THROUGH 63; THENCE BY A DEFLECTION RIGHT OF 90 DEGREES 05 MINUTES 15 SECONDS ALONG THE NORTH LINE OF LOTS NUMBERED 180, 181 AND 182 IN SAID SUBDIVISION, A DISTANCE OF 193.23 FEET TO THE POINT OF BEGINNING, SAID IN PREVIOUS DEED TO CONTAIN 0.75 ACRE OF LAND, MORE OR LESS.

**PARCEL II:**

NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS AND FOR UTILITIES BENEFITING PARCEL I DESCRIBED ABOVE GRANTED BY THE AMENDED AND RESTATED RECIPROCAL EASEMENT AND OPERATING AGREEMENT RECORDED MAY 31, 1996 AS DOCUMENT NUMBER 960029854.



**STATEMENT OF BENEFITS  
REAL ESTATE IMPROVEMENTS**

State Form 51767 (R7 / 1-21)

Prescribed by the Department of Local Government Finance

CITY OF FT. WAYNE  
CR4

AUG 29 2025

COMMUNITY DEVELOPMENT

20 25 PAY 20 26

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:**

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
2. 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.
3. 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.
4. A property owner who files for the deduction must provide the county auditor and designating body with a 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)
5. 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 <b>Kenai Associates LLC</b>		
Address of taxpayer (number and street, city, state, and ZIP code) <b>327 Ley Road, Fort Wayne, IN 46825</b>		
Name of contact person <b>Jeff Fuze</b>	Telephone number <b>( 844 ) 789-1996</b>	E-mail address <b>jeff@filtersciences.com</b>

**SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT**

Name of designating body <b>Fort Wayne Common Council</b>		Resolution number
Location of property <b>2730 E Coliseum Blvd, Fort Wayne, IN 46805</b>	County <b>Allen</b>	DLGF taxing district number <b>072</b>
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) We will be repainting the exterior and interior of the building to make it more presentable. We will also be replacing all old light fixtures with newer energy efficient motion sensing lights. We will be renovating the older portion of the building for warehousing and the newer portion for offices/retail space. Installing an exterior concrete loading dock.		Estimated start date (month, day, year) <b>09/01/2025</b>
		Estimated completion date (month, day, year) <b>12/31/2025</b>

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

Current Number	Salaries	Number Retained	Salaries	Number Additional	Salaries
<b>8.00</b>	<b>\$564,000.00</b>	<b>8.00</b>	<b>\$564,000.00</b>	<b>1.00</b>	<b>\$60,000.00</b>

**SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT**

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values	275,000.00	275,000.00
Plus estimated values of proposed project	225,000.00	225,000.00
Less values of any property being replaced	15,000.00	15,000.00
Net estimated values upon completion of project	485,000.00	485,000.00

**SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER**

Estimated solid waste converted (pounds) _____	Estimated hazardous waste converted (pounds) <u>0.00</u>
--	--

Other benefits  
We will be upgrading the curb appeal for the building by repainting the exterior. It will no longer be a vacant eyesore. We will be running our operations and shipping out of this building.

**SECTION 6 TAXPAYER CERTIFICATION**

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

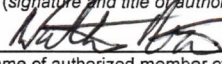
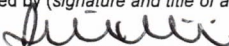
Signature of authorized representative <i>Chris Warren</i>	Date signed (month, day, year) <b>9/3/2025</b>
Printed name of authorized representative <b>Chris Warren</b>	Title <b>Operations Manager</b>

**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>(260) 427-2977</u>	Date signed (month, day, year) <u>09/09/2025</u>
Printed name of authorized member of designating body <u>Nathan Hartman</u>	Name of designating body <u>City Council</u>	
Attested by (signature and title of attester)  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.

- 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
VACANT BUILDING DEDUCTION

State Form 55182 (R2 / 1-21)
Prescribed by the Department of Local Government Finance

CITY OF FT. WAYNE

20 25 PAY 20 26

FORM SB-1 / VBD

AUG 29 2025
COMMUNITY DEVELOPMENT

PRIVACY NOTICE

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

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

INSTRUCTIONS:

- 1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing...
2. To obtain a vacant building deduction, a Form 322/VBD must be filed with the county auditor before May 10...
3. A property owner who files the Form 322/VBD must provide the county auditor and the designating body with a Form CF-1/VBD...

SECTION 1 TAXPAYER INFORMATION

Name of taxpayer: Kenai Associates LLC
Address of taxpayer: 327 Ley Road, Fort Wayne, IN 46825
Name of contact person: Jeff Fuze
Telephone number: (844) 789-1996
E-mail address: jeff@filtersciences.com

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body: Fort Wayne Common Council
Location of property: 2730 E Coliseum Blvd, Fort Wayne, IN 46805
County: Allen
DLGF taxing district number: 072
Description of eligible vacant building: This ~12,600 sq.ft. building was built in 1973/1984. It was formerly a data center...
Estimated occupancy date: 09/01/2025
Estimated date placed-in-use: 10/01/2025

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

Table with 6 columns: Current Number, Salaries, Number Retained, Salaries, Number Additional, Salaries. Values: 8, 564,000.00, 8, 564,000.00, 1, 60,000.00

SECTION ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

Table with 3 columns: Description, COST, ASSESSED VALUE. Rows include Current values, Plus estimated values of proposed project, Less values of any property being replaced, Net estimated values upon completion of project.

SECTION 5 EFFORTS TO SELL OR LEASE VACANT BUILDING

Described efforts by the owner or previous owner to sell, lease, or rent the building during period of vacancy: We first visited the property in Jan. 2024 after it had been for sale/lease for >18 months. We submitted an offer to the owner and it was rejected...
Show amount for which the building was offered for sale, lease, or rent during period of vacancy: \$650,000 then \$600,000 then \$550,000

List any other benefits resulting from the occupancy of the eligible vacant building: We will be revitalizing the building for use as an office/retail space/warehouse. We plan to paint the exterior/interior, replace all interior lights with energy efficient motion-sensing LEDs, install new insulated garage doors, and an exterior concrete loading dock.

SECTION 6 TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.
Signature of authorized representative: Chris Warren
Title: Operations Manager
Date signed: 9/3/2025

**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, 2014. NOTE: This question addresses whether the resolution contains an expiration date for the designated area.
- B. The amount of the deduction applicable is limited to \$ Unlimited.
- C. Other limitations or conditions (specify) \_\_\_\_\_
- D. 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
- E. For a statement of benefits approved after June 30, 2013, did the designating body adopt an abatement schedule per IC 6-1.1-12.1-17?  
 Yes    No  
     If yes, attach a copy of the abatement schedule to this form.  
     If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

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

Approved (signature and title of authorized member of designating body)	Telephone number (      )	Date signed (month, day, year)
Printed name of authorized member of designating body	Name of designating body	
Attested by (signature and title of attester)	Printed name of attester	

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

**IC 6-1.1-12.1-1**

- (17) "Eligible vacant building" means a building that:
- (A) is zoned for commercial or industrial purposes; and
  - (B) is unoccupied for at least one (1) year before the owner of the building or a tenant of the owner occupies the building, as evidenced by a valid certificate of occupancy, paid utility receipts, executed lease agreements, or any other evidence of occupation that the department of local government finance requires.

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

**Abatement schedules**

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

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

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

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



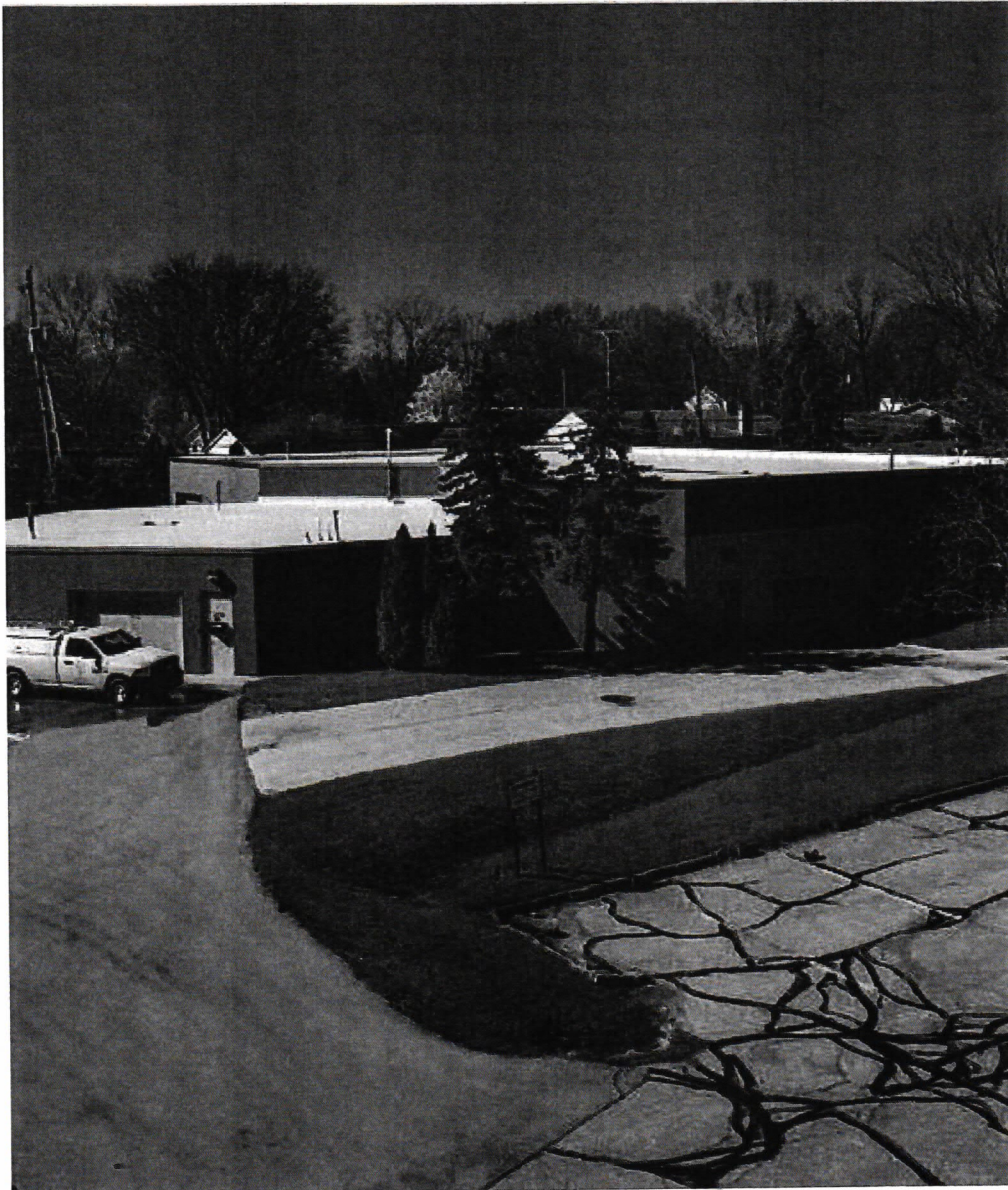
Advertise

This Property is no longer advertised on LoopNet.com.

# 2730 E Coliseum Blvd Fort Wayne, IN 46805

Property For Lease

Commercial Real Estate / Indiana / Fort Wayne /  
2730 E Coliseum Blvd, Fort Wayne, IN 46805



## HIGHLIGHTS

Close to Purdue Fort Wayne

Build-out allowance available

Near shopping, restaurants, schools and residential neighborhoods

Currently setup as a data center

New roof 2020

High speed internet available

## PROPERTY OVERVIEW

FOR SALE/LEASE

INDUSTRIAL PROPERTY

Located at 2730 E.

Coliseum Blvd. in Fort

Wayne, IN, this

impressive 12,756 SF

Flex/Research &

Development Space is

now available for sale or

lease. Situated in close

proximity to Purdue Fort

Wayne, this property

offers a secure business

workplace environment

with high-speed internet

access. It is conveniently

situated near shopping

centers, restaurants,

schools, and residential

neighborhoods, making it

an attractive location for

diverse businesses. For

sale, the property is

priced at \$500,000, and

the lease rate is set at

\$5.00.00/SF/yr., NNN.

The space features a

well-designed layout,

including office space, a

switch room, and a

warehouse area. The

warehouse boasts a 12'

ceiling height and 2

drive-in doors, providing

ease of access for

deliveries and operations.

Don't miss out on this

fantastic opportunity to

own or lease this prime industrial space in Fort Wayne. Contact us today to schedule a viewing or for more information.

\*Disclaimer: The information provided is deemed reliable, but we cannot be held responsible for errors,

Air Conditioning

omissions, prior sale, withdrawal from the market, or changes in price. It is recommended to conduct an independent investigation of the property's environmental and structural condition.

## PROPERTY FACTS

Building Type	<b>Office</b>
Year Built/Renovated	<b>1973/1984</b>
Building Height	<b>1 Story</b>
Building Size	<b>12,756 SF</b>
Building Class	<b>C</b>
Typical Floor Size	<b>12,756 SF</b>
Parking	<b>18 Surface Parking Spaces</b>

## ATTACHMENTS

[2730 Coliseum Blvd. Property Brochure](#) ↓

## LINKS

[The Zacher Company Website](#) ↗

# TRANSPORTATION

## COMMUTER RAIL

Waterloo Amtrak Station



34 min  
drive

27.0 mi

## AIRPORT

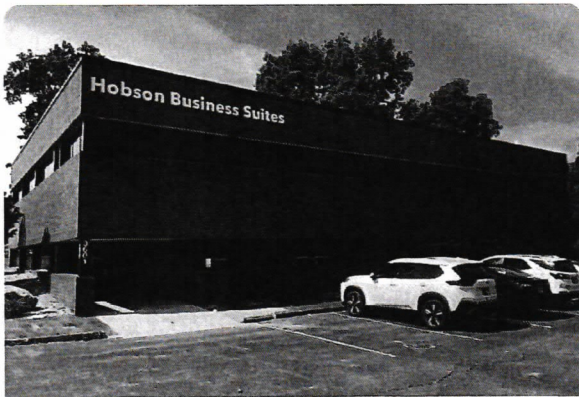
Fort Wayne International



27 min  
drive

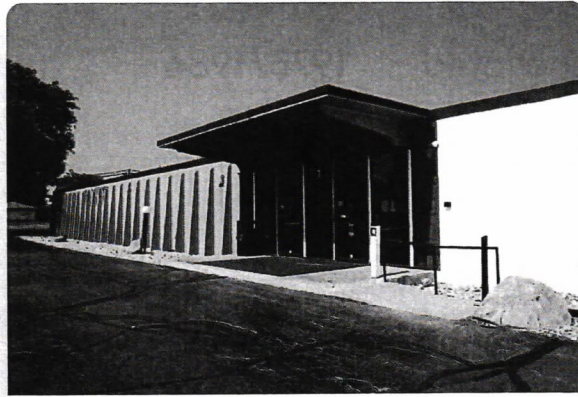
13.8 mi

## YOU MAY ALSO LIKE



**3601 Hobson Rd**  
**Fort Wayne, IN 46815**

Built in 1978  
641 SF Office Space  
\$14.00 SF/YR



**3030 Lake Ave**  
**Fort Wayne, IN 46805**

Built in 1972  
914 - 6,867 SF Office Spaces  
\$10.00 - \$14.00 SF/YR



**3401 Lake Av**  
**Fort Wayne,**

Built in 1974  
770 SF Office  
\$12.00 SF/YR

Listing ID: 24497438

Date on Market: 11/16/2021

Last Updated:

Address: 2730 E Coliseum Blvd, Fort Wayne, IN 46805

**A CONFIRMING RESOLUTION designating an  
“Economic Revitalization Area” under I.C. 6-1.1-12.1 for  
property commonly known as 2730 East Coliseum  
Boulevard, Fort Wayne, Indiana 46805 (Filter Sciences  
LLC/Kenai Associates 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 one full-time, permanent job and retain five full-time and three part-time jobs with a total current payroll of \$564,000, with the average current full-time annual salary of \$105,600; and

**WHEREAS**, the total estimated project cost is \$225,000; and

**WHEREAS**, a recommendation has been received from the Committee on Finance;  
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 a deduction of the assessed value of real estate improvements to be made between September 1, 2025 and December 31, 2025 and occupation of an eligible vacant building. 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 redevelopment or rehabilitation, all contained in Petitioner’s Statement of Benefits are reasonable and are benefits that can be reasonably expected to result from the proposed described redevelopment or rehabilitation and occupation of an eligible vacant building.

**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 \$2.7593/\$100.
- (b) If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be \$2.7593/\$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 \$2.7593/\$100 (the change would be negligible).
- (d) If the proposed occupation of the eligible vacant building does not occur, the approximate current year tax rates for this site would be \$2.7593/\$100.
- (e) If the proposed occupation of the eligible vacant building occurs and no deduction is granted, the approximate current year tax rate for the site would be \$2.7593/\$100 (the change would be negligible).
- (f) If the proposed occupation of the eligible vacant building occurs, and a deduction percentage of fifty percent (50%) is assumed, the approximate current year tax rate for the site would be \$2.7593/\$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 real property shall be for a period of five years and the deduction from the assessed value of the occupation of the eligible vacant building shall be for a period of one year..

**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	80%
3	60%
4	40%
5	20%
6	0%

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

Year of Deduction	Percentage
1	100%
2	0%

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

**SECTION 10.** For real property, a deduction application must contain a performance report showing the extent to which there has been compliance with the Statement of Benefits form approved by the 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 each year in which the deduction is applicable at the same time the property owner is required to file a personal property tax return in the taxing district in which the property for which the deduction was granted is located. If the taxpayer does not file a personal property tax return in the taxing district in which the property is located, the information must be provided by May 15.

**SECTION 11.** For the eligible vacant building, 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 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.
- B. The number of employees hired through the end of the preceding calendar year as a result of the deduction.
- C. The total salaries of the employees hired through the end of the preceding calendar year as a result of the deduction.
- D. The total number of employees employed at the facility receiving the deduction.
- E. The total assessed value of the real property deductions.
- F. The tax savings resulting from the real 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 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 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.

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Member of Council

APPROVED AS TO FORM A LEGALITY

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Malak Heiny, City Attorney

**BILL NO. R-25-09-10**

**REPORT OF COMMITTEE ON FINANCE**

**September 9, 2025**

**Nathan Hartman Chair**

**Geoff Paddock 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 2730 East Coliseum Boulevard, Fort Wayne, Indiana 46805 (Filter Sciences LLC/Kenai Associates LLC)

**COMMITTEE ON FINANCE 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>
<u>BENDER</u>	<u>Martin Bender</u>		
<u>BOOKER</u>	<u>Paul Booker</u>		
<u>CHAMBERS</u>	<u>[Signature]</u>		
<u>ENSLEY</u>		<u>[Signature]</u>	
<u>FREISTROFFER</u>	<u>Shawn Freistoffer</u>		
<u>HARTMAN</u>	<u>Nathan Hartman</u>		
<u>JEHL</u>	<u>h m</u>		
<u>MYERS</u>	<u>[Signature]</u>		
<u>PADDOCK</u>	<u>Geoff Paddock</u>		

**LANA R. KEESLING  
CITY CLERK**

Lana R. Keesling

Public Hearing Date: N/A


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

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

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

<u>TOTAL VOTES</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
BENDER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BOOKER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CHAMBERS	<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"/>
HARTMAN	<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"/>
MYERS	<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"/>

DATED: September 9, 2025

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

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

Resolution No. R-25-09-10 on the 9th day of September, 2025

ATTEST:

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

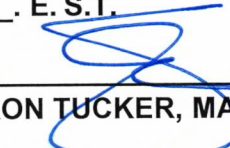
  
 \_\_\_\_\_  
 PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 10th of September 2025, at the hour of 9:45 o'clock A.M. 10th E.S.T.

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

Approved and signed by me this 10<sup>th</sup> day of September 2025, at the hour of 2:11 o'clock P.M. E.S.T.

RECEIVED  
 SEP 12 2025  
 LANA R. KEESLING  
 CITY CLERK

  
 \_\_\_\_\_  
 SHARON TUCKER, MAYOR