BILL NO. R-26-06-22

CONFIRMING RESOLUTION NO. R-33-26

A CONFIRMING RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 3400 Lima Road Fort Wayne, Indiana 46805 (Prairie Farms Dairy, Inc.)

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

Attached hereto as "Exhibit A" as if a part herein; and

WHEREAS, said project will retain 123 full-time jobs with a total annual payroll of $10,491,827 with the average retained full-time annual salary being $85,299; and

WHEREAS, the total estimated project cost is $18,774,968; and

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

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

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

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

SECTION 1. That, the Resolution previously designating the above described property as an "Economic Revitalization Area" is confirmed in all respects.

SECTION 2. That, the hereinabove described property is hereby declared an "Economic Revitalization Area" pursuant to I.C. 6-1.1-12.1, said designation to begin on the effective date of this Resolution and shall terminate on December 31, 2026, unless otherwise automatically extended in five year increments per I.C. 6-1.1-12.1-9.

SECTION 3. That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall apply to a deduction of the assessed value of personal property for new manufacturing equipment improvements to be made between August 1, 2026 and December 31, 2028. Should any delays occur, an updated timeframe will be communicated to the Allen County Assessor and Allen County Auditor by Community Development staff in writing.

SECTION 4. That, the estimate of the number of individuals that will be employed or whose employment will be retained and the estimate of the annual salaries of those individuals and the estimate of the value of the new manufacturing equipment, all contained in Petitioner's

Statement of Benefits are reasonable and are benefits that can be reasonably expected to result from the proposed described installation of the new manufacturing equipment.

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

(a) If the proposed new manufacturing equipment is not installed, the approximate current year tax rates for this site would be $2.7546/$100.

(b) If the proposed new manufacturing equipment is installed and no deduction is granted, the approximate current year tax rate for the site would be $2.7546/$100 (the change would be negligible).

(c) If the proposed new manufacturing equipment is installed, and a deduction percentage of eighty percent (80%) is assumed, the approximate current year tax rate for the site would be $2.7546/$100 (the change would be negligible).

SECTION 6. Pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from the assessed value of the new manufacturing equipment shall be for a period of seven years.

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

Year of Deduction	Percentage
1	100%
2	80%
3	65%
4	60%
5	45%
6	40%
7	25%
8	15%
9	10%
10	5%
11	0%

SECTION 8. The benefits described in the Petitioner's Statement of Benefits can be reasonably expected to result from the project and are sufficient to justify the applicable deductions.

SECTION 9. For new manufacturing equipment, a deduction application must contain a performance report showing the extent to which there has been compliance with the Statement of Benefits form approved by the Fort Wayne Common Council at the time of filing. This report must be submitted to the Allen County Auditor's Office, and the City of Fort Wayne's Community Development Division and must be included with the deduction application. For subsequent years, the performance report must be updated and submitted along with the deduction application at the time of filing.

SECTION 10. The performance report must contain the following information

(a) The cost and description of real property improvements and/or new manufacturing equipment acquired.

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

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

(d) The total number of employees employed at the facility receiving the deduction.

(e) The total assessed value of the real and/or personal property deductions.

(f) The tax savings resulting from the real and/or personal property being abated.

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

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

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

Geoff Paddock

Member of Council

APPROVED AS TO FORM AND LEGALITY

Malak Heiny

Malak Heiny, City Attorney

Admn. Appr.____________

DIGEST SHEET

TITLE OF ORDINANCE: **Confirming Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **This is to confirm the designation of an Economic Revitalization Area for Prairie Farms Dairy, Inc. for eligible personal property improvements. Prairie Farms Dairy, Inc. will purchase and install new personal property manufacturing equipment.**

EFFECT OF PASSAGE: **Investment of $18,774,968, retention of 123 full-time permanent jobs with an annual payroll of $10,491,827 and an average annual salary of $85,299.**

EFFECT OF NON-PASSAGE: **Potential loss of investment, retention of 123 full-time permanent jobs with an annual payroll of $10,491,827 and an average annual salary of $85,299.**

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

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

Admn. Appr._____________

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Prairie Farms Dairy, Inc. is requesting the designation of an Economic Revitalization Area for eligible personal property improvements. Prairie Farms Dairy, Inc. will purchase and install new personal property manufacturing equipment.**

EFFECT OF PASSAGE: **Investment of $18,774,968, retention of 123 full-time permanent jobs with an annual payroll of $10,491,827 and an average annual salary of $85,299.**

EFFECT OF NON-PASSAGE: **Potential loss of investment, retention of 123 full-time permanent jobs with an annual payroll of $10,491,827 and an average annual salary of $85,299.**

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

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

MEMORANDUM

TO: City Council
FROM: Carman Young, Economic Development Specialist
DATE: June 4, 2026
RE: Request for designation by Prairie Farms Dairy, Inc. as an ERA for personal property manufacturing equipment improvements.

BACKGROUND

PROJECT ADDRESS:	**3400 Lima Road**	PROJECT LOCATED WITHIN:	**EDTA**
PROJECT COST:	**$18,774,968**	COUNCILMANIC DISTRICT:	**3**

COMPANY PRODUCT OR SERVICE:	**Prairie Farms Dairy, Inc. produces a wide range of dairy products.**
PROJECT DESCRIPTION:	**Prairie Farms Dairy will purchase and install new personal property manufacturing equipment toward converting to a Class II dairy production facility.**

CREATED		RETAINED	
JOBS CREATED (FULL-TIME):	**0**	JOBS RETAINED (FULL-TIME):	**123**
JOBS CREATED (PART-TIME):	**0**	JOBS RETAINED (PART-TIME):	**0**
TOTAL NEW PAYROLL:	**0**	TOTAL RETAINED PAYROLL:	**$10,491,827**
AVERAGE SALARY (FULL-TIME NEW):	**0**	AVERAGE SALARY (FULL-TIME RETAINED):	**$85,299**

COMMUNITY BENEFIT REVIEW

Yes ☐ **No** ☐ **N/A** ☒

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

Yes ☒ **No** ☐ **N/A** ☐

Real estate to be designated is consistent with land use policies of the City of Fort Wayne?
Explain: Property to be designated is zoned I-1, Limited Industrial. Use of this property is consistent with the land use policies of the City of Fort Wayne.

Yes ☐ **No** ☐ **N/A** ☒

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

Yes ☒ **No** ☐ **N/A** ☐

Project encourages the improvement or replacement of obsolete manufacturing and/or research and development and/or information technology and/or logistical distribution equipment?
Explain: New personal property manufacturing 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?

Yes ☒ No ☐ N/A ☐ — ERA designation induces employment opportunities for Fort Wayne area residents? **Explain: 76 full-time and 10 part-time positions will be created with an annual pay roll of $4,164,883 and 79 full-time positions will be retained with a total annual payroll of $4,735,048.**

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 new personal property improvements is ten years.

Under Fort Wayne Common Council's tax abatement policies and procedures, Prairie Farms Dairy, Inc.is eligible for a recommended ten year deduction on personal property manufacturing equipment improvements. Attached is a calculation of property taxes saved/paid with the deduction.

PREVIOUSLY APPROVED PHASE-INS

Prairie Farms Dairy, Inc. has previously been approved for the following tax phase-in:

R-20-17 Approved for $1,936,000 in real property improvements and $6,830,000 in personal property improvements. Prairie Farms Dairy, Inc. constructed a new 22,500 square foot addition that housed a housed a new processing system, six storage vessels, new packaging lines, palletizing equipment and cold/dry storage capability.

Signed: Camar Y

Economic Development Specialist

POOL #2 FORT WAYNE COMMUNITY DEVELOPMENT DIVISION

TAX ABATEMENT - ESTIMATE OF SAVINGS

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

Prairie Farms Dairy, Inc.

PERSONAL PROPERTY TAX ABATEMENT - 10 yr Schedule

Year	True Cash Value	"Pool 2"	True Tax Value	Assessed Value	Tax Abate %	Tax Paid %	Deduction	Taxable AV	Tax Rate	Tax Paid	Tax Saved
1	$18,774,968	40%	$7,509,987	$7,509,987	100%	0%	$7,509,987	$0	0.028141	$0	$211,339
2	$18,774,968	56%	$10,513,982	$10,513,982	80%	20%	$8,411,186	$2,102,796	0.028141	$59,175	$236,699
3	$18,774,968	42%	$7,885,487	$7,885,487	65%	35%	$5,125,566	$2,759,920	0.028141	$77,667	$144,239
4	$18,774,968	32%	$6,007,990	$6,007,990	60%	40%	$3,604,794	$2,403,196	0.028141	$67,628	$101,443
5	$18,774,968	24%	$4,505,992	$4,505,992	45%	55%	$2,027,697	$2,478,296	0.028141	$69,742	$57,061
6	$18,774,968	18%	$3,379,494	$3,379,494	40%	60%	$1,351,798	$2,027,697	0.028141	$57,061	$38,041
7	$18,774,968	15%	$2,816,245	$2,816,245	25%	75%	$704,061	$2,112,184	0.028141	$59,439	$19,813
8	$18,774,968	15%	$2,816,245	$2,816,245	15%	85%	$422,437	$2,393,808	0.028141	$67,364	$11,888
9	$18,774,968	15%	$2,816,245	$2,816,245	10%	90%	$281,625	$2,534,621	0.028141	$71,327	$7,925
10	$18,774,968	15%	$2,816,245	$2,816,245	5%	95%	$140,812	$2,675,433	0.028141	$75,289	$3,963

TOTAL TAX SAVED	(10 yrs on 10 yr deduction)	**$832,410**
TOTAL TAX PAID	(10 yrs on 10 yr deduction)	**$604,692**

Personal Property Abatements

Tax Abatement Review System (2026)

Prairie Farms Dairy, Inc.	Points Possible	Points Awarded
INVESTMENT (30 points possible)		
Total new investment in equipment		
Over $7,000,000	10	**10**
$3,000,000 to $6,999,999	8	
$800,000 to $2,999,999	6	
$500,000 to $799,999	4	
under $500,000	2	
Investment per employee (both jobs created and retained)		
$70,000 or more	10	**10**
$36,000 to $69,999	8	
$12,500 to $35,999	6	
$2,500 to $12,499	4	
less than $2,500	2	
Estimated local income taxes generated from jobs retained		
$83,000 or more	5	**5**
$31,000 to $82,999	4	
$13,000 to $32,999	3	
$8,000 to $12,999	2	
less than $8,000	1	
Estimated local income taxes generated from jobs created (Double points for start-up)		
$51,000 or more	5	
$31,000 to $59,999	4	
$11,000 to $30,999	3	
$6,000 to $10,999	2	
less than $6,000	1	
ECONOMIC BASE (25 points possible)		
Location Quotient in designated Occupation Code (use majority Occupation Code of all created and retained jobs)		
Greater than 1.0	3	
Estimated percent of business done outside Allen County		
Greater than 75%	14	**14**
50% to 74%	10	
25% to 49%	6	
Estimated Percent of City of Fort Wayne resident employees		
Greater than 75%	8	
50% to 74%	5	**5**
25% to 49%	2	
JOBS (18 points possible)		
Total number of permanent jobs retained		
Over 250	9	
100 to 249	8	**8**
50 to 99	6	
25 to 49	4	
10 to 24	2	
1 to 9	1	
Total number of permanent jobs created (double for start-up)		
Over 100	9	
50-99	8	
25-49	6	
10-24	4	
1 to 9	2	

CITY OF FT. WAYNE

MAY 29 2026 CR-4

COMMUNITY DEVELOPMENT

4/2026

ECONOMIC REVITALIZATION AREA APPLICATION
CITY OF FORT WAYNE, INDIANA

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

- ☐ **Real Estate Improvements**
- ☒ **Personal Property Improvements**
- ☐ **Vacant Commercial or Industrial Building**

Total cost of real estate improvements:	
Total cost of manufacturing equipment improvements:	$18,774,968
Total cost of research and development equipment improvements:	
Total cost of logistical distribution equipment improvements:	
Total cost of information technology equipment improvements:	
TOTAL OF ABOVE IMPROVEMENTS:	$18,774,968

GENERAL INFORMATION

Real property taxpayer's name: Prairie Farms Dairy, Inc.

Personal property taxpayer's name: Prairie Farms Dairy, Inc.

Telephone number: 618-659-5615

Address listed on tax bill: 3744 Staunton Rd., Edwardsville, IL 62025

Name of company to be designated, if applicable: Prairie Farms Dairy, Inc.

Year company was established: 1971

Address of property to be designated: 3400 Lima Rd., Ft. Wayne

Real estate property identification number: Multiple, see attached Exhibit A

Contact person name: Elaine Boch

Contact person telephone number: 816-825-6784 Contact email: eboch@mnadvisors.com

Contact person address: 6800 W 115th St., Overland Park, KS 66211

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Rob Ruppert	General Manager	3400 Lima Rd., Ft. Wayne, IN 46805	260-483-6436 x3322
Scott Niehaus	Vice President of Accounting & Tax	3744 Staunton Rd, Edwardsville, IL 62025	618-659-5615
Nick Kuhns	Vice President of Engineering	3744 Staunton Rd, Edwardsville, IL 62025	618-659-5648

WAGES (20 points possible)

Eighty percent of the jobs created and/or retained are within the follwing range.

Over $65,000	20	**20**
$61,000 to $64,999	16	
$55,000 to $60,999	12	
$51,000 to $54,999	8	
$47,000 to $50,999	4	
Under $47,000	0	

BENEFITS (5 points possible)

Major Medical Plan	5	**5**
Pension, Tuition Reimbursement, Life Insurance, Dental Insurance, Disability Insurance,	2	**2**

Total	79

Length of Abatement
20 to 39 points - 3 year abatement
40 to 59 points - 5 year abatement
60 to 74 points-- 7 year abatement
75 to 100 points-- 10 year abatement

Personal Property Deduction Schedules
10 year
Year 1: 100%
Year 2: 80%
Year 3: 65%
Year 4: 60%
Year 5: 45%
Year 6: 40%
Year 7: 25%
Year 8: 15%
Year 9: 10%
Year 10: 5%
Year 11: 0%
7 year
Year 1: 100%
Year 2: 77%
Year 3: 62%
Year 4: 52%
Year 5: 35%
Year 6: 19%
Year 7: 9%
Year 8: 0%
5 year
Year 1: 100%
Year 2: 76%
Year 3: 55%
Year 4: 23%
Year 5: 5%
Year 6: 0%
3 year
Year 1: 100%
Year 2: 60%
Year 3: 19%
Year 4: 0%

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

NAME	PERCENTAGE
Prairie Farms is a farmer-owned agricultural cooperative	
There are over 594 cooperative members	
List of Members available upon request	

☐ Yes ■ No Are any elected officials shareholders or holders of any debt obligation of the applicant or operating business? If yes, who? (name/title) ____________________

■ Yes ☐ No Is the property for which you are requesting ERA designation totally within the corporate limits of the City of Fort Wayne?

☐ Yes ■ No Do you plan to request state or local assistance to finance public improvements?

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

☐ Yes ■ No Does the company's business include a retail component? If yes, answer the following questions:
What percentage of floor space will be utilized for retail activities? ____________
What percentage of sales is made to the ultimate customer? ____________
What percentage of sales will be from service calls? ____________

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

What is the company's primary North American Industrial Classification Code (NAICs)? 311511

Describe the nature of the company's business, product, and/or service: Produces a_wide range of dairy products, including milk, cheese, butter, yogurt, ice cream, sour cream, cottage cheese, and various beverages. The products are shipped across the Midwest and Mid-South. The project would elevate this facility from a regional operation to a strategically important production hub within our national network, strengthening our long-term investment and commitment to the Fort Wayne community.

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

Yes ☐ 10% ☐ 5% No ■

Dollar amount of annual sales for the last three years:

Year	Annual Sales
9/30/2025	$85,451,080
9/30/2024	$120,158,775
9/30/2023	$120,351,608

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

Customer Name	City/State	Annual Gross Sales
Walmart	Bentonville, AR	Available on Request
AWG	Kansas City, KS	Available on Request
ALDI	Batavia, IL	Available on Request

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

Supplier Name	City/State	Annual Gross Purchases
Elopak	Little Rock, AR	Available on Request
QCS Purchasing Coop	Lisle, IL	Available on Request
Berry Plastics	Evansville, IN	Available on Request

List the company's top three competitors:

Competitor Name	City/State
Dairy Farmers of America	Kansas City, MO
Bordens Dairy	Dallas, TX
Land O Lakes	Arden Hills, MN

Describe the product or service to be produced or offered at the project site: Upon Completion of the improvemetns the Fort Wayne facility will be converted from a regional Class I fluid milk operation to Prairie Farms' premier Class II dairy production facility. The facility will produce cultured dairy products, including cottage cheese, to be distributed nationwide.

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?

Because of changing market conditions, the existing Class I fluid milk operatin has become functionally obsolete. Without conversion to a Class II facility, Prairie farms cannot maintain operations at the Fort Wayne facility. As the project continues to evolve, additional capital investment opportunities are being identified and incorporated into the scope of work. As a result of these changes, the company has not been able to fully adhere to the standard ERA application process, and believes the project clearly meets the intent of the program.

REAL PROPERTY INFORMATION

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

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

____

____

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

____

____

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

____

____

____

____

Projected construction start (month/year): ____________________

Projected construction completion (month/year): ____________________

This project will adhere to all applicable federal, state, and municipal statutes, regulations, ordinances and codes, including but not limited to all Indiana and Allen County Building Codes and the Allen County Zoning Ordinance. Adherence to all applicable federal, state, and municipal statutes, regulations, ordinances and codes will be maintained throughout all design, permitting, contractor licensure, and construction phases of the Property owner's project. Said adherence shall be attested to on the initial tax phase-in application and each annual Compliance with Statement of Benefits Form.

PERSONAL PROPERTY INFORMATION

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

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

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

See Attached List of Personal Property.

☐ 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): 08/01/2026

Date last piece of equipment will be installed (month/year): 12/31/2028

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

Pool Number 3: (9-12 year life)

Book Life: 10 years

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.

____

____

____

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____

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____

____

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
Cooler	600-51-9193	10	922,060
Plant	601-51-0000	83	6,869,339
Driver/Sales	701-41-0000	16	1,479,767
Maintenance	702-49-0000	2	266,982
Office	801-43-0000	12	953,679

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Cooler	600-51-9193	10	922,060
Plant	601-51-0000	83	6,869,339
Driver/Sales	701-41-0000	16	1,479,767
Maintenance	702-49-0000	2	266,982
Office	801-43-0000	12	953,679

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
N/A			

PUBLIC BENEFIT INFORMATION

Current Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
none			

Retained Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
none			

Additional Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
none			

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

- [x] Pension Plan
- [x] Major Medical Plan
- [x] Disability Insurance
- [ ] Tuition Reimbursement
- [x] Life Insurance
- [x] Dental Insurance

List any benefits not mentioned above: ____________________

Estimated current number of City of Fort Wayne resident employees 123

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

REQUIRED ATTACHMENTS

The following must be attached to the application.

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

2. **Full legal description of property and a plat map identifying the property boundaries. <u>(Property tax bill legal descriptions are not sufficient.)</u> Should be marked as Exhibit A.**

3. **Check for non-refundable application fee made payable to the <u>City of Fort Wayne</u>.**

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

4. **Owner's Certificate (if applicant is not the owner of property to be designated) Should be marked as Exhibit B if applicable.**

CERTIFICATION

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

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

Scott M. Niehaus
Signature of Taxpayer/Owner

SCOTT M. NIEHAUS
Printed Name and Title of Applicant

5/29/2026
Date

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

Exhibit A

Real Estate ID's

02-07-26-404-025.000-073

02-07-26-427-016.001-073

02-07-26-454-001.000-073

02-07-26-476-001.000-073

02-07-26-476-002.000-073

02-07-26-476-004.000-073

02-07-26-476-005.000-073

Personal Property Equipment

Equipment will include:

Bepex Application
Osgood Filler
Modern Filler - 4 Lane
Modern Filler - 6 Lane
Columbia Palletizer
Cheese Vats
Robotic Packaging Application
Storage And Ancillary Rigging
Fuji System
Dairy Conveyor (Includes Drinkable Bundler)
Process Piping
Zwirner Filler
Process Controls
Silo Refurbishment (Wwtp)
Pathogen Focus Application
Tanks
Delkor (Aldi Tray)
Separator 1
Separator 2
Homogenizer 1
Homogenizer 2
Descrambler
Delkor (Hiland Unit)

CITY OF FT. WAYNE

MAY 29 2026

CRY

COMMUNITY DEVELOPMENT

STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51764 (R5 / 1-21)

Prescribed by the Department of Local Government Finance

FORM SB-1 / PP

PRIVACY NOTICE

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

INSTRUCTIONS:

1. *This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing 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.*
2. *The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the installation of qualifying abatable equipment for which the person desires to claim a deduction.*
3. *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.*
4. *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)*
5. *For a Form SB-1/PP that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. 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: Prairie Farms Dairy, Inc.	Name of contact person: Elaine Boch
Address of taxpayer *(number and street, city, state, and ZIP code)*: 3744 Staunton Rd, Edwardsville, IL, 62025, USA	Telephone number: (816) 285-6784

SECTION 2 — LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body: Fort Wayne Common Council		Resolution number (s):
Location of property: 3400 Lima Road, Ft. Wayne, IN 46805	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.)*

Equipment is to transform the facility from a Class I to a Class II production facility. See attached list of equipment.

	ESTIMATED START DATE	ESTIMATED COMPLETION DATE
Manufacturing Equipment	08/01/2026	12/31/2028
R & D Equipment		
Logist Dist Equipment		
IT Equipment		

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

Current Number	Salaries	Number Retained	Salaries	Number Additional	Salaries
123	10,491,827	123	10,491,827		

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	52,945,155	13,790,250						
Plus estimated values of proposed project	18,774,968	5,632,490						
Less values of any property being replaced								
Net estimated values upon completion of project	71,720,123	19,422,740						

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

Estimated solid waste converted (*pounds*) ____________

Estimated hazardous waste converted (*pounds*) ____________

Other benefits:

SECTION 6 — TAXPAYER CERTIFICATION

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

Signature of authorized representative: [signature]	Date signed *(month, day, year)*: 5/29/2026
Printed name of authorized representative: SCOTT M NIEHAUS	Title: VP ACCOUNTING + TAX

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; ☒ Yes ☐ No
2. Installation of new research and development equipment; ☐ Yes ☒ No
3. Installation of new logistical distribution equipment. ☐ Yes ☒ No
4. Installation of new information technology equipment; ☐ Yes ☒ No

☐ 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.*

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

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

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

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

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

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

☐ Year 1 ☐ Year 2 ☐ Year 3 ☐ Year 4 ☐ Year 5
☐ Year 6 ☐ Year 7 ☐ Year 8 ☐ Year 9 ☒ Year 10

☐ 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.)

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

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

Approved by: *(signature and title of authorized member of designating body)*	Telephone number	Date signed *(month, day, year)*
[signature]	(260) 427-2977	02/23/2026
Printed name of authorized member of designating body: Geoff Paddock	Name of designating body: City Council	
Attested by: *(signature and title of attester)* [signature] Admin Assistant	Printed name of attester: Iliana Phillips	

* 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.

BILL NO. R-26- -

CONFIRMING RESOLUTION NO. R-________

A CONFIRMING RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 3400 Lima Road Fort Wayne, Indiana 46805 (Prairie Farms Dairy, Inc.)

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

Attached hereto as "Exhibit A" as if a part herein; and

WHEREAS, said project will retain 123 full-time jobs with a total annual payroll of $10,491,827 with the average retained full-time annual salary being $85,299; and

WHEREAS, the total estimated project cost is $18,774,968; and

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

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

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

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

SECTION 1. That, the Resolution previously designating the above described property as an "Economic Revitalization Area" is confirmed in all respects.

SECTION 2. That, the hereinabove described property is hereby declared an "Economic Revitalization Area" pursuant to I.C. 6-1.1-12.1, said designation to begin on the effective date of this Resolution and shall terminate on December 31, 2026, unless otherwise automatically extended in five year increments per I.C. 6-1.1-12.1-9.

SECTION 3. That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall apply to a deduction of the assessed value of personal property for new manufacturing equipment improvements to be made between August 1, 2026 and December 31, 2028. Should any delays occur, an updated timeframe will be communicated to the Allen County Assessor and Allen County Auditor by Community Development staff in writing.

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

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

(a) If the proposed new manufacturing equipment is not installed, the approximate current year tax rates for this site would be $2.7546/$100.

(b) If the proposed new manufacturing equipment is installed and no deduction is granted, the approximate current year tax rate for the site would be $2.7546/$100 (the change would be negligible).

(c) If the proposed new manufacturing equipment is installed, and a deduction percentage of eighty percent (80%) is assumed, the approximate current year tax rate for the site would be $2.7546/$100 (the change would be negligible).

SECTION 6. Pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from the assessed value of the new manufacturing equipment shall be for a period of seven years.

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

Year of Deduction	Percentage
1	100%
2	80%
3	65%
4	60%
5	45%
6	40%
7	25%
8	15%
9	10%
10	5%
11	0%

SECTION 8. The benefits described in the Petitioner's Statement of Benefits can be reasonably expected to result from the project and are sufficient to justify the applicable deductions.

SECTION 9. For new manufacturing equipment, a deduction application must contain a performance report showing the extent to which there has been compliance with the Statement of Benefits form approved by the Fort Wayne Common Council at the time of filing. This report must be submitted to the Allen County Auditor's Office, and the City of Fort Wayne's Community Development Division and must be included with the deduction application. For subsequent years, the performance report must be updated and submitted along with the deduction application at the time of filing.

SECTION 10. The performance report must contain the following information

(a) The cost and description of real property improvements and/or new manufacturing equipment acquired.

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

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

(d) The total number of employees employed at the facility receiving the deduction.

(e) The total assessed value of the real and/or personal property deductions.

(f) The tax savings resulting from the real and/or personal property being abated.

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

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

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

____

Member of Council

APPROVED AS TO FORM AND LEGALITY

____

Malak Heiny, City Attorney

Column

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Journal Gazette**.

Notice ID: ysJHY1ZyGRVQs99uCJlC | **Proof Updated: Jun. 10, 2026 at 08:11am EDT**
Notice Name: R-26-06-22

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	**FILING FOR**
Iliana Phillips	Journal Gazette
iliana.phillips@cityoffortwayne.org	
(260) 427-1221	

Columns Wide: 1

Ad Class: Legals

06/12/2026: Government Notice	31.32

Subtotal	$31.32
Tax %	0
Processing Fee	$0.00
Total	**$31.32**

See Proof on Next Page

NOTICE OF PUBLIC HEARING
FORT WAYNE COMMON COUNCIL

CONFIRMING RESOLUTION NO. R-26-06-22

NOTICE IS HEREBY GIVEN THAT THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA, WILL CONDUCT A PUBLIC HEARING ON JUNE 23, 2026 AT 5:30 P.M., IN ROOM 035 – COUNCIL COURTROOM – GARDEN LEVEL CITIZENS SQUARE, 200 E. BERRY, FORT WAYNE, INDIANA 46802; DESIGNATING AN ECONOMIC REVITALIZATION AREA UNDER SECTION I.C. 6-1.1-12.1 FOR A PROPERTY COMMONLY KNOWN AS :

3400 Lima Road Fort Wayne, Indiana 46805 (Prairie Farms Dairy, Inc.)

COMMON COUNCIL WILL CONDUCT A PUBLIC HEARING ON WHETHER THE ABOVE DESCRIBED RESOLUTION SHOULD BE CONFIRMED, MODIFIED AND CONFIRMED, OR RESCINDED ON TUESDAY JUNE 23, 2026.

IF CONFIRMED, SAID DESIGNATION SHALL EXPIRE DECEMBER 31, 2026.

ALL INTERESTED PERSONS ARE INVITED TO ATTEND AND BE HEARD AT THE PUBLIC HEARING.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), THE CITY OF FORT WAYNE WILL MAKE REASONABLE ACCOMMODATIONS TO PEOPLE WITH DISABILITIES. ANY PERSON WITH SPECIAL NEEDS SHOULD CONTACT THE ADA COORDINATOR, HEATHER VANWAGNER AT 260-427-1176 AT LEAST 72 HOURS BEFORE THE SCHEDULED MEETING TO DISCUSS NECESSARY SPECIAL ACCOMMODATIONS.

JOHN D. MCGAULEY
CITY CLERK
6--12 hspaxlp

Prescribed by State Board of Accounts

General Form No. 99P
(Rev. 2009A)

The Journal Gazette

Account **Name**
Gov: Fort Wayne City Clerk's Office
Notice ID: ysJHY1ZyGRVQs99uCJlC

Allen County, Indiana

ATTACH COPY OF ADVERTISEMENT

PUBLISHER'S CLAIM

LINE COUNT

Display Master (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) -- number of equivalent lines ______

Head -- number of lines ______

Body -- number of lines ______

Tail -- number of lines ______

Total number of lines in notice 58

COMPUTATION OF CHARGES

58 lines, 1 column(s) wide equals

58 equivalent lines at $ 0.5400 cents per line $31.32

Additional charges for notices containing rule or tabular work (50 percent of above amount) $______

Electronic processing fee $0.00

TOTAL AMOUNT OF CLAIM $31.32

DATA FOR COMPUTING COST

Width of single column in picas . . . . 9.8 Size of type . . . . 7point.

Number of Insertions 1

Pursuant to the provisions and penalties of IC 5-11-10-1, I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

I also certify that the printed matter attached hereto is a true copy, of the same column width and type size, which was duly published in said paper.

The dates of publication being as follows:

6/12/26

Additionally, Newspaper has a Web site and this public notice was posted on the same day as it was published in The Journal Gazette.

Date: 6/12/26

Rhonda McClure

Legal Clerk

NOTICE OF PUBLIC HEARING
FORT WAYNE COMMON COUNCIL

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JOHN D. MCGAULEY
CITY CLERK
6--12 hspaxlp

BILL NO. R-26-06-22

REPORT OF COMMITTEE ON FINANCE

June 23, 2026

Geoff Paddock Chair

Nathan Hartman Co-Chair

All Council Members

A Confirming Resolution designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 3400 Lima Road Fort Wayne, Indiana 46805

Prairie Farms Dairy, Inc.

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

COUNCIL MEMBER	DO PASS	DO NOT PASS	ABSTAIN
BENDER	Martin Bender		
BOOKER	[signature]		
CHAMBERS	[signature]		
ENSLEY		[signature]	
FREISTROFFER	[signature]		
HARTMAN	Nathan [signature]		
JEHL			
MYERS			
PADDOCK	[signature]		

JOHN D. MCGAULEY
CITY CLERK

John McGauley

Public Hearing Date: 6/23/2026
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:

TOTAL VOTES	AYES	NAYS	ABSTAINED	ABSENT
BENDER	☒	☐	☐	☐
BOOKER	☒	☐	☐	☐
CHAMBERS	☒	☐	☐	☐
ENSLEY	☐	☒	☐	☐
FREISTROFFER	☒	☐	☐	☐
HARTMAN	☒	☐	☐	☐
JEHL	☐	☐	☐	☒
MYERS	☐	☐	☐	☒
PADDOCK	☒	☐	☐	☐

DATED: June 23, 2026

John McGauley

JOHN D. MCGAULEY, CITY CLERK

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

Resolution No. R-26-06-22 on the 23rd day of June , 2026

ATTEST:

John McGauley

JOHN D. MCGAULEY
CITY CLERK

Martin A. Bender

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 24th of June 2026, at the hour of 9:15 **o'clock A.M. E.S.T.**

Stacy Reed

STACY REED, DEPUTY CITY CLERK

Approved and signed by me this 24th **day of** June **2026, at the hour of** 5:35 **o'clock** P.M. **. E.S.T.**

SHARON TUCKER, MAYOR

Fort Wayne Indiana
Office of the City Clerk
JUN 25 2026
RECEIVED