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4 **A DECLARATORY RESOLUTION designating an “Economic
5 Revitalization Area” under I.C. 6-1.1-12.1 for property commonly
6 known as 2010 Lakeview Drive, Fort Wayne, Indiana 46808
7 (Strataflo Products, Inc/HWC Holdings, LLC)**

8 **WHEREAS**, Petitioner has duly filed its petition dated July 8, 2021 to have the following
9 described property designated and declared an “Economic Revitalization Area” under Sections
10 153.13-153.24 of the Municipal Code of the City of Fort Wayne, Indiana, and
11 I.C. 6-1.1-12.1, to wit:

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

13 **WHEREAS**, said project will create five full-time, permanent jobs for a total additional
14 annual payroll of \$907130, with the average additional, annual job salary being \$34,320 and retain
15 12 full-time permanent jobs with a total current payroll of \$907,130, with the average current,
16 annual salary of \$75,594; and

17 **WHEREAS**, the total estimated project cost is \$2,283,500; and

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

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

22 **SECTION 1.** That, subject to the requirements of Section 6, below, the property
23 hereinabove described is hereby designated and declared an “Economic Revitalization Area”
24 under I.C. 6-1.1-12.1. Said designation shall begin upon the effective date of the Confirming
25 Resolution referred to in Section 6 of this Resolution and shall terminate on December 31, 2021,
26 unless otherwise automatically extended in five year increments per I.C. 6-1.1-12.1-9.

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

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

SECTION 3. That, said designation of the hereinabove described property as an
“Economic Revitalization Area” shall apply to both a deduction of the assessed value of real estate
improvements made between September 1, 2021 and June 30, 2022 and personal property for
new manufacturing equipment improvements to be made between December 31, 2021 and
December 31, 2024.

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 and the estimate of the value of new
4 manufacturing, research and development, and information technology equipment all contained in
5 Petitioner's Statement of Benefits, are reasonable and are benefits that can be reasonably
6 expected to result from the proposed described redevelopment or rehabilitation and from the
7 installation of new manufacturing, research and development, and information technology
8 equipment.

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

- 11 (a) If the proposed development does not occur, the approximate current year tax rates
12 for this site would be \$3.1453/\$100.
- 13 (b) If the proposed development does occur and no deduction is granted, the approximate
14 current year tax rate for the site would be \$3.1453/\$100 (the change would be
15 negligible).
- 16 (c) If the proposed development occurs and a deduction percentage of fifty percent (50%)
17 is assumed, the approximate current year tax rate for the site would be \$3.1453/\$100
18 (the change would be negligible).
- 19 (d) If the proposed new manufacturing equipment is not installed, the approximate current
20 year tax rates for this site would be \$3.1453/\$100.
- 21 (e) If the proposed new manufacturing equipment is installed and no deduction is granted,
22 the approximate current year tax rate for the site would be \$3.1453/\$100 (the change
23 would be negligible).
- 24 (f) If the proposed new manufacturing, research and development, and information
25 technology equipment is installed and a deduction percentage of eighty percent (80%)
26 is assumed, the approximate current year tax rate for the site would be \$3.1453/\$100
27 (the change would be negligible).

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

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

1 **SECTION 8.** 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	95%
3	80%
4	65%
5	50%
6	40%
7	30%
8	20%
9	10%
10	5%
11	0%

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10 **SECTION 9.** The deduction schedule from the assessed value of new manufacturing
11 equipment pursuant to I.C. 6-1.1-12.1-17 shall look like this:

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

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19 **SECTION 11.** That, the benefits described in the Petitioner's Statement of Benefits can
20 be reasonably expected to result from the project and are sufficient to justify the applicable
deductions.

21 **SECTION 12.** That, the taxpayer is non-delinquent on any and all property tax due to
22 jurisdictions within Allen County, Indiana.

23 **SECTION 13.** That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that has
24 received a deduction under section 3 or 4.5 of this chapter may be required to repay the deduction
25 amount as determined by the county auditor in accordance with section 12 of said chapter if the
26 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
27 false information concerning the property owner's plans to continue operation at the facility.
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DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Strataflo Products, Inc./HWC Holdings, LLC is requesting the designation of an Economic Revitalization Area for eligible real and personal property improvements. Strataflo Products, Inc./HWC Holdings, LLC will construct a new 12,00 square foot addition to its existing facility and purchase and install new personal property equipment.**

EFFECT OF PASSAGE: **Investment of \$2,283,500, the creation of five new full-time permanent jobs with an annual payroll of 171,600 and the retention of 12 full-time permanent jobs with an annual payroll of \$907,130.**

EFFECT OF NON-PASSAGE: **Potential loss of investment, the creation of five new full-time permanent jobs with an annual payroll of 171,600 and the retention of 12 full-time permanent jobs with an annual payroll of \$907,130.**

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

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

MEMORANDUM



TO: City Council
FROM: Carman Young, Economic Development Specialist
DATE: July 8, 2021
RE: Request for designation by Strataflo Products, Inc. as an ERA for real and personal property improvements.

BACKGROUND

PROJECT ADDRESS:	2010 Lakeview Drive	PROJECT LOCATED WITHIN:	N/A
PROJECT COST:	\$2,283,500	COUNCILMANIC DISTRICT:	3

COMPANY PRODUCT OR SERVICE:	Strataflo Products, Inc. is a manufacturer of industrial grade check valves, foot valves, and custom valves for all types of industrial applications including fast food equipment, oil/gas industry, industrial piping, plumbing and irrigation.
PROJECT DESCRIPTION:	Strataflo Products, Inc. will construct a 12,000 square foot addition to its current facility. Strataflo Products, Inc. will purchase and install new personal property equipment.

CREATED		RETAINED	
JOBS CREATED (FULL-TIME):	5	JOBS RETAINED (FULL-TIME):	12
JOBS CREATED (PART-TIME):	0	JOBS RETAINED (PART-TIME):	0
TOTAL NEW PAYROLL:	\$171,600	TOTAL RETAINED PAYROLL:	\$907,130
AVERAGE SALARY (FULL-TIME NEW):	\$34,320	AVERAGE SALARY (FULL-TIME RETAINED):	\$75,594

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

Yes No N/A

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

Explain: Strataflo Products, Inc. will construct a 12,000 square foot addition to its current facility.

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: Strataflo Products, Inc. will purchase and install new manufacturing, research and development and information technology equipment.

Yes No N/A

Project will result in significant conversion of solid waste or hazardous waste into energy or other useful products?

Yes No N/A

Project encourages preservation of a historically or architecturally significant structure?

Yes No N/A

Construction will result in Leadership in Energy and Environmental Design (LEED) certification by the U.S. Green Building Council?

Yes No N/A

Construction will use techniques to minimize impact on combined sewer overflows? (i.e. rain gardens, bio swales, etc.)

Yes No N/A

ERA designation induces employment opportunities for Fort Wayne area residents?

Explain: Strataflo Products, Inc. will create five new full-time positions with an annual payroll of \$171,600 and retain 12 full-time positions with an annual payroll of \$8907,130.

Yes No N/A

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

POLICY

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

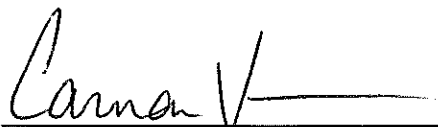
1. The period of deduction for real property improvements is ten years.
2. The period of deduction for personal property improvements is ten years.

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

PREVIOUSLY APPROVED PHASE-INS

Strataflo Products, Inc. has not previously applied for or been approved for a tax phase-in.

Signed:



 Economic Development Specialist

COMMUNITY DEVELOPMENT DIVISION

POOL # FORT WAYNE COMMUNITY DEVELOPMENT DIVISION

TAX ABATEMENT - ESTIMATE OF SAVINGS

Strataflo Products, Inc.

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

PERSONAL PROPERTY TAX ABATEMENT - 10 yr Schedule

Year	True Cash Value	"Pool 2" Value	True Tax Value	Assessed Value	Abate %	Tax	Tax Paid %	Deduction	Taxable A V	Tax Rate	Tax Paid	Tax Saved
1	\$1,319,500	40%	\$527,800	\$527,800	100%	0%	0%	\$527,800	\$0	0.032510	\$0	\$17,159
2	\$1,319,500	56%	\$738,920	\$738,920	90%	10%	10%	\$665,028	\$73,892	0.032510	\$2,402	\$21,620
3	\$1,319,500	42%	\$554,190	\$554,190	80%	20%	20%	\$443,352	\$110,838	0.032510	\$3,603	\$14,413
4	\$1,319,500	32%	\$422,240	\$422,240	70%	30%	30%	\$295,568	\$126,672	0.032510	\$4,118	\$9,609
5	\$1,319,500	30%	\$395,850	\$395,850	60%	40%	40%	\$237,510	\$158,340	0.032510	\$5,148	\$7,721
6	\$1,319,500	30%	\$395,850	\$395,850	50%	50%	50%	\$197,925	\$197,925	0.032510	\$6,435	\$6,435
7	\$1,319,500	30%	\$395,850	\$395,850	40%	60%	60%	\$158,340	\$237,510	0.032510	\$7,721	\$5,148
8	\$1,319,500	30%	\$395,850	\$395,850	30%	70%	70%	\$118,755	\$277,095	0.032510	\$9,008	\$3,861
9	\$1,319,500	30%	\$395,850	\$395,850	20%	80%	80%	\$79,170	\$316,680	0.032510	\$10,295	\$2,574
10	\$1,319,500	30%	\$395,850	\$395,850	10%	90%	90%	\$39,585	\$356,265	0.032510	\$11,582	\$1,287
11	\$1,319,500	30%	\$395,850	\$395,850	0%	100%	100%	\$0	\$395,850	0.032510	\$12,869	\$0

TOTAL TAX SAVED (10 yrs on 10 yr deduction) **\$89,826**
 TOTAL TAX PAID (10 yrs on 10 yr deduction) **\$73,182**

REAL PROPERTY TAX ABATEMENT - 10 yr Schedule

Year	Cash Value	True Tax Value	Assessed Value	Tax Abate %	Tax Paid %	Deduction	Taxable AV	Tax Rate	Tax Paid	Tax Saved
1	\$964,000	\$964,000	\$964,000	100%	0%	\$964,000	\$0	0.032510	\$0	\$31,340
2	\$964,000	\$964,000	\$964,000	95%	5%	\$915,800	\$48,200	0.032510	\$1,567	\$29,773
3	\$964,000	\$964,000	\$964,000	80%	20%	\$771,200	\$192,800	0.032510	\$6,268	\$25,072
4	\$964,000	\$964,000	\$964,000	65%	35%	\$626,600	\$337,400	0.032510	\$10,969	\$20,371
5	\$964,000	\$964,000	\$964,000	50%	50%	\$482,000	\$482,000	0.032510	\$15,670	\$15,670
6	\$964,000	\$964,000	\$964,000	40%	60%	\$385,600	\$578,400	0.032510	\$18,804	\$12,536
7	\$964,000	\$964,000	\$964,000	30%	70%	\$289,200	\$674,800	0.032510	\$21,938	\$9,402
8	\$964,000	\$964,000	\$964,000	20%	80%	\$192,800	\$771,200	0.032510	\$25,072	\$6,268
9	\$964,000	\$964,000	\$964,000	10%	90%	\$96,400	\$867,600	0.032510	\$28,206	\$3,134
10	\$964,000	\$964,000	\$964,000	5%	95%	\$48,200	\$915,800	0.032510	\$29,773	\$1,567
11	\$964,000	\$964,000	\$964,000	0%	100%	\$0	\$964,000	0.032510	\$31,340	\$0

TOTAL TAX SAVED REAL PROPERTY (10 yrs on 10 yr deduction) **\$155,131**
 TOTAL TAX PAID REAL PROPERTY (10 yrs on 10 yr deduction) **\$189,605**

TOTAL TAX SAVED PERSONAL & REAL **\$244,957**
 TOTAL TAX PAID PERSONAL & REAL **\$262,787**

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

Strataflo Products, Inc.

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	8
\$100,000 to \$499,999	6	
Under \$100,000	4	

Investment per employee (both jobs created and retained)

\$35,000 or more	10	10
\$18,500 to \$34,999	8	
\$6,250 to \$18,499	6	
\$1,250 to \$6,249	4	
less than \$1,249	2	

Estimated local income taxes generated from jobs retained

\$80,000 or more	5	
\$30,000 to \$79,999	4	
\$10,000 to \$29,999	3	3
\$5,000 to \$9,999	2	
less than \$5,000	1	

Estimated local income taxes generated from jobs created

(Double points for start-up)

\$30,000 or more	5	
\$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	2
1 to 9	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	16
\$38,000 to \$42,999	12	
\$33,000 to 37,999	8	
\$28,000 to \$32,999	4	
under \$28,000	0	

BENEFITS (10 points possible)

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

SUSTAINABILITY

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

Total	72
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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
10 year	10 Year
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%	
7 year	7 Year
Year 1: 100%	Year 1: 100%
Year 2: 85%	Year 2: 100%
Year 3: 71%	Year 3: 100%
Year 4: 57%	Year 4: 100%
Year 5: 43%	Year 5: 100%
Year 6: 29%	Year 6: 71%
Year 7: 14%	Year 7: 43%
Year 8: 0%	
5 year	
Year 1: 100%	
Year 2: 80%	
Year 3: 60%	
Year 4: 40%	
Year 5: 20%	
Year 6: 0%	
3 year	
Year 1: 100%	
Year 2: 66%	
Year 3: 33%	
Year 4: 0%	

Personal Property Abatements

Tax Abatement Review System

Strataflo Products, Inc.

	Points Possible	Points Awarded
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INVESTMENT (30 points possible)

Total new investment in equipment

Over \$5,000,000	10	
\$1,000,000 to \$4,999,999	8	8
\$500,000 to \$999,999	6	
\$0 to \$499,999	4	

Investment per employee (both jobs created and retained)

\$35,000 or more	10	10
\$18,500 to \$34,999	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	3
\$5,000 to \$9,999	2	
less than \$5,000	1	

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

\$30,000 or more	5	
\$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

Estimated Percent of Business done outside

Allen County		
Greater than 75%	15	15
50% to 74%	10	
25% to 49%	5	

JOBS (20 points possible)

Total number of permanent jobs retained

Over 250	10	
100 to 249	8	
50 to 99	6	
25 to 49	4	
10 to 24	2	2
1 to 9	1	

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

Over 100	10	
50-99	8	
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	16
\$38,000 to \$42,999	12	
\$33,000 to \$37,999	8	
\$28,000 to \$32,999	4	
under \$28,000	0	

BENEFITS (10 points possible)

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

SUSTAINABILITY

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

Total	72
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Length of Abatement
20 to 39 points - 3 year abatement
40 to 59 points - 5 year abatement
60 to 69 points - 7 year abatement
70 to 100 points - 10 year abatement

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

Personal Property Deduction Schedules	Alternative Deduction Personal Property Schedules
10 year	10 Year
Year 1: 100%	Year 1: 100%
Year 2: 90%	Year 2: 100%
Year 3: 80%	Year 3: 100%
Year 4: 70%	Year 4: 100%
Year 5: 60%	Year 5: 100%
Year 6: 50%	Year 6: 90%
Year 7: 40%	Year 7: 80%
Year 8: 30%	Year 8: 65%
Year 9: 20%	Year 9: 50%
Year 10: 10%	Year 10: 40%
Year 11: 0%	
7 year	7 Year
Year 1: 100%	Year 1: 100%
Year 2: 85%	Year 2: 100%
Year 3: 71%	Year 3: 100%
Year 4: 57%	Year 4: 100%
Year 5: 43%	Year 5: 100%
Year 6: 29%	Year 6: 71%
Year 7: 14%	Year 7: 43%
Year 8: 0%	
5 year	
Year 1: 100%	
Year 2: 80%	
Year 3: 60%	
Year 4: 40%	
Year 5: 20%	
Year 6: 0%	
3 year	
Year 1: 100%	
Year 2: 66%	
Year 3: 33%	
Year 4: 0%	



CITY OF FT. WAYNE

JUN 08 2021

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:	964,000
Total cost of manufacturing equipment improvements:	1,300,000
Total cost of research and development equipment improvements:	5,000
Total cost of logistical distribution equipment improvements:	
Total cost of information technology equipment improvements:	14,500
TOTAL OF ABOVE IMPROVEMENTS:	2,283,500

GENERAL INFORMATION

Real property taxpayer's name: HWC Holdings, LLC.

Personal property taxpayer's name: Strataflo Products, Inc.

Telephone number: 260-482-4366

Address listed on tax bill: 2010 Lakeview Dr., Fort Wayne, IN 46808

Name of company to be designated, if applicable: Strataflo Products, Inc.

Year company was established: 1939

Address of property to be designated: 2010 Lakeview Dr., Fort Wayne, IN 46808

Real estate property identification number: 02-07-33-427-008.000-073

Contact person name: Andy Warner

Contact person telephone number: 260-440-8495 Contact email: andy@strataflo.com

Contact person address: 2010 Lakeview Dr., Fort Wayne, IN 46808

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Olivia Warner	CEO	5918 Garman Rd., Auburn, IN 46706	260-437-2755
Andrew Warner	President	5918 Garman Rd., Auburn, IN 46706	260-437-0104
Bradley Fudge	Vice President	1675 N SR 109, Columbia City, IN 46725	260-515-5575
Thomas Beaver	CEO, Emeritus	6030 Garman Rd., Auburn, IN 46706	260-413-7952

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

NAME	PERCENTAGE
Olivia Warner	75%
Andrew Warner	2%
Bradley Fudge	2%
Amanda Horner	11%
Sarah Chesebrough	10%

- 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)? 332911

Describe the nature of the company's business, product, and/or service: Strataflo Products is a manufacturer of industrial grade check valves, foot valves and custom valves for all types of industrial applications. The valves are made from brass alloys, stainless steel, aluminum and plastic. Our primary industries are fast food restaurant equipment, including fryers and dishwashers; heavy equipment for construction and oil/gas industries, general industrial piping, water well and plumbing, as well as irrigation.

Dollar amount of annual sales for the last three years:

Year	Annual Sales
2020	2,703,076
2019	2,995,060
2018	3,233,891

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

Customer Name	City/State	Annual Gross Sales
McMaster Carr Supply	Chicago, IL	432,632
Henny Penny	Eaton, OH	261,449
The Waterworks	Fairfax, IA	229,574

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

Supplier Name	City/State	Annual Gross Purchases
American Bronze Corp.	Cleveland, OH	336,937
J. Walter Miller Company	Lancaster, PA	94,721
Robco Engineered Products	Columbia City, IN	61,968

List the company's top three competitors:

Competitor Name	City/State
Simmons Manufacturing	McDonough, GA
Flomatic Corporation	Glens Falls, NY
Apollo Valves	Matthews, NC

Describe the product or service to be produced or offered at the project site: We manufacture industrial grade check valves, foot valves and custom valves for all types of applications. The valves are designed to allow fluid or air to travel in one direction, but not the other. Our materials are domestically sourced and we perform all of the machining, assembly and testing.

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?

We have outgrown our current facility and need additional manufacturing capability to grow in the future.

There are no available properties that meet our needs, so our only options are to either expand our current footprint or relocate the business outside of Allen County. This ERA allows for us to expand within Allen County, thus keeping our employees in the city, adding more employees in the future and building a stronger organization for the future.

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: Our main building on the property is about 12,200 square feet and there is also a second structure on the east side of the property that is about 1,950 square feet.

Describe the condition of the structure(s) listed above: The general condition of the property is good. The property is well maintained with no structural or maintenance issues.

Describe the improvements to be made to the property to be designated for tax phase-in purposes: It is proposed to add a 12,000 square foot addition to the east side of our main building. This would largely be used for manufacturing, housing CNC equipment to manufacture our valves. The addition would provide a larger breakroom, two new restrooms and two production offices. We also plan to add a larger conference room within our existing building to better accommodate guests and employee meetings.

Projected construction start (month/year): 09/2021

Projected construction completion (month/year): 06/2022

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.)
The initial civil engineering feedback is that a swale may be needed to minimize impact of groundwater to sewer overflows.

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)

We are planning to add several new CNC machines, including standard CNC lathes and Swiss-style CNC automatic lathes. These machines are needed to increase capacity and allow for the future growth of the business. We are also planning to purchase two rubber molding presses so that we can bring some outsourced processes in house. These parts are currently outsourced outside of Allen County, so this will provide more opportunity for employment within Allen County. We are also planning to add more IT equipment and manufacturing software so that we can more program our machines with greater efficiency and consistency.

Yes No Has the above equipment for which you are seeking a designation, ever before been used for any purpose in Indiana? If yes, was the equipment acquired at an arms length transaction from an entity not affiliated with the applicant? Yes No

Yes No Will the equipment be leased?

Date first piece of equipment will be purchased (month/year): 12/2021

Date last piece of equipment will be installed (month/year): 12/2024

Please provide the depreciation schedule term for equipment under consideration for personal property tax phase-in: Machinery is normally depreciated at 7 years; however, we depreciate our Swiss-style CNC lathes at 10 years because of the longevity of the machine's life.

ELIGIBLE VACANT BUILDING INFORMATION

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

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

What year was the structure built? _____

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

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

Projected occupancy date (month/year): _____

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

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

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

PUBLIC BENEFIT INFORMATION

EMPLOYMENT INFORMATION FOR FACILITY TO BE DESIGNATED

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

Please be specific on job descriptions. When listing the occupation codes, please avoid using the "Major Occupational Groupings" (i.e. 11-000, 13-000, 15-000, etc.) which are more general in nature. Instead, use specific occupation codes (i.e. 11-1021, 13-1081, 15-2041 etc) for each created and retained job. To fill out information on occupation and occupation code, use data available through Occupation Employment Statistics for Fort Wayne http://www.bls.gov/oes/current/oes_23060.htm

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

Current Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
See attached		12	

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
See attached		12	

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
See attached			

PUBLIC BENEFIT INFORMATION

Current Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll

Retained Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll

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

List any benefits not mentioned above: We also offer free annual health screenings with access to discuss results with trained medical providers, as well as free EAP coverage. Quarterly and annual bonuses and profit-sharing are also offered.

When will you reach the levels of employment shown above? (month/year): 12/2024

Current Job roles	Occ Code	# Employees	Salaries
CEO		1	████████
President		1	████████
Vice President		1	████████
Controller		1	████████
Customer Service		1	████████
Production Manager		1	████████
CNC Operator		4	154336
Shipping Manager		1	████████
Sales Manager		1	████████
Total		12	907130

Retained Job roles	Occ Code	# Employees	Salaries
CEO		1	████████
President		1	████████
Vice President		1	████████
Controller		1	████████
Customer Service		1	████████
Production Manager		1	████████
CNC Operator		4	154336
Shipping Manager		1	████████
Sales Manager		1	████████
Total		12	907130

Future Job roles	Occ Code	# Employees	Salaries
CNC Operator		4	124800
Manufacturing Engineer		1	████████
Total		5	171600

REQUIRED ATTACHMENTS

The following must be attached to the application.

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

ERA filing fee (either real or personal property improvements)	.1% of total project cost not to exceed \$1,000
ERA filing fee (both real and personal property improvements)	.1% of total project cost not to exceed \$1,500
ERA filing fee (vacant commercial or industrial building)	\$500
ERA filing fee in an EDTA	\$200
Amendment to extend designation period	\$300
Waiver of non-compliance with ERA filing	\$1,000 + ERA filing fee

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

CERTIFICATION

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

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



Signature of Taxpayer/Owner

Andrew Warner, President

Printed Name and Title of Applicant

Date

7/7/21

Date

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

EXIHIBIT A

2010 Lakeview Dr.
HWC Holdings, LLC

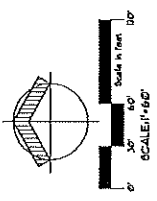
LEGAL DESCRIPTION

Lot Number 16 In West State Subdivision, Section A Amended, an Addition to the City of Fort Wayne, according to the plat thereof, as recorded in Flat Record 33, pages 28-30, and re-recorded in Flat Record 33, pages 16-18, in the Office of the Recorder of Allen County, Indiana.

Also described as:

Part of the Southeast Quarter of Section 33 and the Southeast Quarter of Section 34, in Township 31 North, Range 12 East, Allen County, Indiana, in particular described as follows, to-wit:

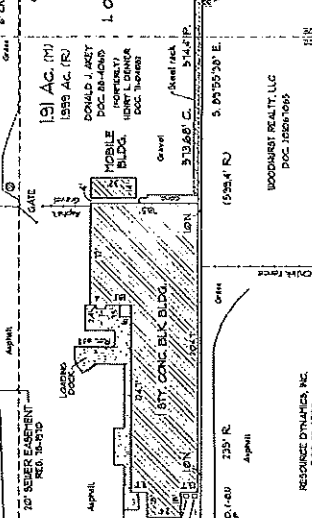
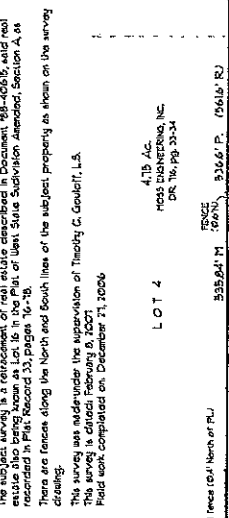
To arrive at the point of beginning, commence at a point situated 700.0 feet North of the South line of said Southeast Quarter of Section 3:1, and on a property division line extending from the South line of said Quarter Section at a point situated 1639.7 feet East of the South Quarter corner of said Section to the North line of said Quarter Section at a point situated 1674.4 feet East of the center of said Section, thence running North on the aforescribed property division line, a distance of 1013.1 feet, thence East and parallel to the North line of said Quarter Section, a distance of 591 feet, thence South and parallel to the aforesaid property division line, a distance of 100.0 feet to the aforementioned point of beginning and the Northwest corner of the tract hereinafter described, thence continuing South and parallel to the said property division line, a distance of 150.0 feet, thence East on a line parallel to the North line of said Quarter Section, a distance of 599.4 feet to the Southwesterly right-of-way of the Grand Rapids and Indiana Railroad as situated 50.0 feet normally distant Southwestward from the centerline of the main track, thence Northwesterly by a deflection left of 104 degrees, 09 minutes along said Railroad right-of-way, a distance of 154.7 feet, thence West by a deflection left of 75 degrees, 51 minutes and parallel to the North line of said Quarter Section, a distance of 561.6 feet to the point of beginning, containing 1.999 acres of land.



W. STATE BOULEVARD ALTA / ACSM LAND TITLE SURVEY 2000 LAKEVIEW DRIVE ALLEN COUNTY, INDIANA

SURVEYORS REPORT GOULOFF-JORDAN SURVEYING AND DESIGN, INC.
TITLE HOLDER - ALEY
DATE February 6, 2007
JOB NO. 20060786
This report and the accompanying survey plat have been prepared in accordance with Title 36B, Article 1, Rule 2, Sec. 1-20 of the Indiana Administrative Code which establishes the minimum standards for the practice of land surveying.
This report was not provided at the time of survey. A title search could reveal statements or rights that are not shown on the survey drawing.
The theoretical meeting of the corners of the subject tract lies within the specifications of a Flood Insurance Rate Map (FIRM) for the subject tract, as shown on the drawing.
Monuments are approximately level with the ground unless noted otherwise.
Underwriting in the location of the monuments found or set on the subject property due to variations in ground level is the responsibility of the insured. The subject property and an adjacent property is approximately 0.16 feet elevated.
The subject survey is a re-creation of real estate described in Document 99-40616, said real estate being a portion of the subject tract, of West State Subdivision, Section A, 34 recorded in Plat Record 33, page 16-18.
There are fences along the North and South lines of the subject property as shown on the survey drawing.
This survey was undertaken under the supervision of Timothy G. Gouloff, L.S.
This survey is dated February 6, 2007.
Field work completed on December 21, 2006.

FLOOD NOTE:
THE SUBJECT TRACT OF LAND LIES IN ZONE X ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) FOR ALLEN COUNTY, INDIANA, REPRODUCED BY FEMA FOR THE NATIONAL FLOOD INSURANCE PROGRAM.
ZONE X IS AN AREA DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.
SUBJECT REAL ESTATE IS ZONED IN (GENERAL INDUSTRIAL).
FRONT YARD SETBACK - 35'
SIDE YARD SETBACK - 10'
REAR YARD SETBACK - 10'
MAX. BLDG. HEIGHT - 50'



SCHEDULE B - SECTION 2
COMMITMENT NO. 75070042
EFFECTIVE DATE: JANUARY 23, 2007
5. Covenants, Conditions, Restrictions, Easements, and building lines as shown in Plat 5, Book 33, pages 16-18, and re-recorded in Plat Record 33, pages 16-18.
10. On or after the power of final lighting filed for record February 11, 2007 in Deed Record 33, page 45, of Allen County Records.
11. Easements for construction of storm sewer over a portion of insured real estate as contemplated by said statement, Replat No. 10-19-07.

To: MEC Holdings, LLC, Donald J. Aley, Gabell Blyth and Laigier's Title Insurance Corporation.
This is to certify that this map or plat and the survey on which it is based were made in accordance with Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly published by the American Land Title Association and the National Board of Title Examiners, Inc. (ALTA/ACSM) and that the survey was conducted in accordance with the Minimum Standard as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that the survey measurements were made in accordance with the Minimum Standard, and the Closing Requirements for Survey Maps and Plans, and the Closing Requirements for ALTA/ACSM Land Title Surveys.
Date: February 6, 2007
Timothy G. Gouloff, L.S.
Registered Professional Surveyor
SEC. 33-3N-DE
17' 00" 33-3N-DE
SOUTH LINE 1/4, SECTION 33-3N-DE 16937' R.
BASS ROAD

GOULOFF - JORDAN SURVEYING AND DESIGN, INC.
1133 BROADWAY FORT WAYNE IN 46802
PH (260) 424-5502 FAX (260) 424-4916

R - RECORDED DISTANCE
C - CALL DISTANCE
M - MEASURED DISTANCE

LEGEND
UTILITY POLE
OVERHEAD POWER LINES
EXISTING FENCE
EXISTING INLET
WATER VALVE
FIRE HYDRANT



STATEMENT OF BENEFITS
PERSONAL PROPERTY

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

CITY OF FT. WAYNE
CR4
JUN 08 2021
COMMUNITY DEVELOPMENT

FORM SB-1 / PP

PRIVACY NOTICE

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

INSTRUCTIONS

- 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: Strataflo Products, Inc.
Name of contact person: Andy Warner
Address of taxpayer: 2010 Lakeview Dr., Fort Wayne, IN 46808
Telephone number: (260) 482-4366

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT
Name of designating body: Fort Wayne Common Council
Resolution number (s):
Location of property: 2010 Lakeview Dr., Fort Wayne, IN 46808
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.)
We are planning to purchase approximately 2-3 Swiss-style CNC automatic lathes, 1-2 CNC lathes, 2 rubber molding presses, an additional 3D printing machine, as well as several computers.
ESTIMATED
START DATE COMPLETION DATE
Manufacturing Equipment 12/01/2021 12/31/2024
R & D Equipment 12/01/2021 12/31/2024
Logist Dist Equipment
IT Equipment 11/01/2021 12/31/2024

SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT
Current number: 12
Salaries: 907,130
Number retained: 12
Salaries: 907,130
Number additional: 5
Salaries: 171,600

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.
MANUFACTURING EQUIPMENT R & D EQUIPMENT LOGIST DIST EQUIPMENT IT EQUIPMENT
COST ASSESSED VALUE COST ASSESSED VALUE COST ASSESSED VALUE COST ASSESSED VALUE
Current values
Plus estimated values of proposed project 1,300,000 5,000 14,500
Less values of any property being replaced
Net estimated values upon completion of project

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): 7/7/21
Printed name of authorized representative: Andrew Warner
Title: President

FOR USE OF THE DESIGNATING BODY

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

- A. The designated area has been limited to a period of time not to exceed _____ calendar years * (see below). The date this designation expires is December 31, 2021. NOTE: This question addresses whether the resolution contains an expiration date for the designated area.
- B. The type of deduction that is allowed in the designated area is limited to:
- 1. Installation of new manufacturing equipment; Yes No Enhanced Abatement per IC 6-1.1-12.1-18
 - 2. Installation of new research and development equipment; Yes No Check box if an enhanced abatement was approved for one or more of these types.
 - 3. Installation of new logistical distribution equipment. Yes No
 - 4. Installation of new information technology equipment; Yes No
- C. The amount of deduction applicable to new manufacturing equipment is limited to \$ unlimited cost with an assessed value of \$ unlimited. (One or both lines may be filled out to establish a limit, if desired.)
- D. The amount of deduction applicable to new research and development equipment is limited to \$ unlimited cost with an assessed value of \$ unlimited. (One or both lines may be filled out to establish a limit, if desired.)
- E. The amount of deduction applicable to new logistical distribution equipment is limited to \$ N/A cost with an assessed value of \$ N/A. (One or both lines may be filled out to establish a limit, if desired.)
- F. The amount of deduction applicable to new information technology equipment is limited to \$ unlimited cost with an assessed value of \$ unlimited. (One or both lines may be filled out to establish a limit, if desired.)
- G. Other limitations or conditions (specify) N/A
- H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction is allowed for:
- Year 1 Year 2 Year 3 Year 4 Year 5 Enhanced Abatement per IC 6-1.1-12.1-18
 - Year 6 Year 7 Year 8 Year 9 Year 10 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)
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 6-1.1-12.1-17

Abatement schedules

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

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

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

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



**STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51767 (R7 / 1-21)

Prescribed by the Department of Local Government Finance

CITY OF FT. WAYNE
CR-1

JUN 08 2021

COMMUNITY DEVELOPMENT

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

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

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

INSTRUCTIONS:

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

SECTION 1 TAXPAYER INFORMATION

Name of taxpayer HWC Holdings, LLC.		
Address of taxpayer (number and street, city, state, and ZIP code) 2010 Lakeview Dr., Fort Wayne, IN 46808		
Name of contact person Andy Warner	Telephone number (260) 482-4366	E-mail address andy@strataflo.com

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body Fort Wayne Common Council	Resolution number
Location of property 2010 Lakeview Dr., Fort Wayne, IN 46808	County Allen
DLGF taxing district number 073	Estimated start date (month, day, year) 09/01/2021
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Building addition of 12,000 square feet to east side of current building. New building will contain new breakroom, two offices and two new restrooms. A new conference room will be added within the current building. Additional parking will be created around perimeter of new addition.	Estimated completion date (month, day, year) 06/01/2022

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

Current Number	Salaries	Number Retained	Salaries	Number Additional	Salaries
12.00	\$907,130.00	12.00	\$907,130.00	5.00	\$171,600.00

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values		
Plus estimated values of proposed project	964,000.00	
Less values of any property being replaced		
Net estimated values upon completion of project		

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 	Date signed (month, day, year) 7/7/21
Printed name of authorized representative Andrew Warner	Title President

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, 2021. NOTE: This question addresses whether the resolution contains an expiration date for the designated area.
- B. The type of deduction that is allowed in the designated area is limited to:
 1. 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 ()	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.

- 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.

A CONFIRMING RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 2010 Lakeview Drive, Fort Wayne, Indiana 46808 (Strataflo Products, Inc/HWC Holdings, 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 five full-time, permanent jobs for a total additional annual payroll of \$907,130, with the average additional, annual job salary being \$34,320 and retain 12 full-time permanent jobs with a total current payroll of \$907,130, with the average current, annual salary of \$75,594; and

WHEREAS, the total estimated project cost is \$2,283,500; and

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

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

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

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

SECTION 2. That, the hereinabove described property is hereby declared an "Economic Revitalization Area" pursuant to I.C. 6-1.1-12.1, said designation to begin on the effective date of this Resolution and shall terminate on December 31, 2021, unless otherwise automatically extended in five year increments per I.C. 6-1.1-12.1-9.

SECTION 3. That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall apply to both a deduction of the assessed value of real estate improvements made between September 1, 2021 and June 30, 2022 and personal property for new manufacturing equipment improvements to be made between December 31, 2021 and December 31, 2024.

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

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

- (a) If the proposed development does not occur, the approximate current year tax rates for this site would be \$3.2510/\$100.
- (b) If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be \$3.1453/\$100 (the change would be negligible).
- (c) If the proposed development occurs, and a deduction percentage of fifty percent (50%) is assumed, the approximate current year tax rate for the site would be \$3.1453/\$100 (the change would be negligible).
- (d) If the real estate and personal property for new manufacturing, research and development, and information technology equipment is not installed, the approximate current year tax rates for this site would be \$3.1453/\$100.
- (e) If the real estate and proposed personal property for new manufacturing, research and development, and information technology equipment is installed and no deduction is granted,

the approximate current year tax rate for the site would be \$3.1453/\$100 (the change would be negligible).

- (f) If the real estate and proposed personal property for new manufacturing, research and development, and information technology equipment is installed and a deduction percentage of eighty percent (80%) is assumed, the approximate current year tax rate for the site would be \$3.1453/\$100 (the change would be negligible).

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

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

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

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

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

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

SECTION 10. For personal property, manufacturing, research and development, and information technology equipment, a deduction application must contain a performance report showing the extent to which there has been compliance with the Statement of Benefits form approved by the Fort Wayne Common Council at the time of filing. This report must be submitted to the Allen County Auditor's Office, and the City of Fort Wayne's Community Development Division and must be included with the deduction application. For ten subsequent years, the performance report must be updated and submitted along with the deduction application at the time of filing.

SECTION 11. For real property, a deduction application must contain a performance report showing the extent to which there has been compliance with the Statement of Benefits form approved by the Fort Wayne Common Council at the time of filing. This report must be submitted to the Allen County

Auditor's Office and the City of Fort Wayne's Community Development Division and must be included in the deduction application. For ten subsequent years, the performance report must be updated each year in which the deduction is applicable at the same time the property owner is required to file a personal property tax return in the taxing district in which the property for which the deduction was granted is located. If the taxpayer does not file a personal property tax return in the taxing district in which the property is located, the information must be provided by May 15.

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

- A. The cost and description of real property improvements and/or purchase of real estate and new personal property for new manufacturing, logistical distribution, and information technology equipment.
- B. The number of employees hired through the end of the preceding calendar year as a result of the deduction.
- C. The total salaries of the employees hired through the end of the preceding calendar year as a result of the deduction.
- D. The total number of employees employed at the facility receiving the deduction.
- E. The total assessed value of the real and/or personal property deductions.
- F. The tax savings resulting from the real and/or personal property being abated.

SECTION 13. That, the taxpayer is non-delinquent on any and all property tax due to jurisdictions within Allen County, Indiana.

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

SECTION 15. That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

Member of Council

APPROVED AS TO FORM A LEGALITY

Carol Helton, City Attorney