

## **RESOLUTION 23-277**

### **A RESOLUTION OF THE CITY OF WOODBURN, INDIANA COMMON COUNCIL DECLARING THE DESIGNATION OF ECONOMIC REVITALIZATION AREA # W-7, AN APPLICATION OF BMP REAL ESTATE HOLDINGS, LLC**

**WHEREAS**, the City of Woodburn has been requested by the owner of record thereof to find pursuant to I.C. 6-1.1-12.1-2 that the following described real estate is an Economic Revitalization Area: See Exhibit A

**WHEREAS**, said described property is located within the jurisdiction of the Woodburn City Council for purposes set forth in I.C. 6-1.1-12.1-2; and

**WHEREAS**, this Council has determined, based on the information provided by the applicant, that the real estate has become undesirable for, or impossible of, normal development and occupancy in order to develop the Woodburn Industrial Park which has not seen growth for many years as well as provide new employment opportunities for the City of Woodburn and the surrounding area to provide long-term benefits to the tax base of Allen County; and

**WHEREAS**, the subject real estate complies with the general standards established by the Woodburn City Council as set forth in Ordinance 19-1373 adopted pursuant to I.C. 6-1.1-12.1-2 for determining "Economic Revitalization Areas" within the jurisdiction of said Council, as evidenced by the information provided in the applicants application; and

**WHEREAS**, the improvement of the real estate described herein would be to the benefit and welfare of all citizens and taxpayers of Woodburn and Allen County, Indiana; and

**WHEREAS**, the subject real estate is zoned I2 (General Industrial) according to the Woodburn zoning map and that the ERA designation is contingent on B&P Real Estate Holdings, LLC conforming to the restrictions of the I2 (General Industrial) zoning district.

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of Woodburn, Indiana, that the following findings are made based on the information provided by the applicant:

1. That the estimate of the value of the redevelopment or rehabilitation and the cost of the new manufacturing equipment is reasonable for projects of that nature and equipment of that type; and

2. That the estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the installation of new equipment and improvements to real estate; and

3. That the estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the installation of new equipment and improvements to real estate; and

4. That any other benefits about which information was requested are benefits that can be reasonably expected to result from the installation of new equipment and improvements to real estate; and

5. That the totality of benefits is sufficient to justify the deduction.

**BE IT ALSO RESOLVED** by the City Council of Woodburn, Indiana, that the real estate herein above described should be and is hereby declared to be an "Economic Revitalization Area" as that term is defined and intended in I.C. 6-1.1-12.1-1 through 6-1.1-12.1-9.

**BE IT ALSO RESOLVED**, that the designation of the property described above as an "Economic Revitalization Area" shall be limited to a time period of two (2) years as the designation applies to a deduction from the increased assessed value of real property and personal property. This limitation is established pursuant to I.C. 6-1.1-12.1-2(i)(1) and 6-1.1-12.1-2 (i)(2).

**BE IT FINALLY RESOLVED**, that if any part, parts, clause or portion of this Resolution shall be adjudged invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of this Resolution as a whole or any other part, clause or portion of this Resolution.

**ADOPTED**, this 5<sup>th</sup> day of September, 2023, by the City Council of Woodburn, Indiana.

< SIGNATURES ON NEXT PAGE >

COMMON COUNCIL OF THE CITY OF WOODBURN, INDIANA

By: ABSENT YEA \_\_\_\_\_ NAY \_\_\_\_\_ ABS \_\_\_\_\_  
Vicky Sarrazine, Councilwoman

By: Michael Martin YEA X NAY \_\_\_\_\_ ABS \_\_\_\_\_  
Michael Martin, Councilman

By: ABSENT YEA \_\_\_\_\_ NAY \_\_\_\_\_ ABS \_\_\_\_\_  
Tonya Thompson, Councilwoman

By: Dean Gerig YEA X NAY \_\_\_\_\_ ABS \_\_\_\_\_  
Dean Gerig, Councilman

By: Daniel Watts YEA X NAY \_\_\_\_\_ ABS \_\_\_\_\_  
Daniel Watts, Councilman

ATTEST:

By: [Signature]  
Timothy Cummins, Clerk-Treasurer

The foregoing resolution passed by the Council is signed and approved  / not approved ( ) by me on the same date.

By: [Signature]  
Joseph Kelsey, Mayor for the City of Woodburn

EXHIBIT "A"

Legal Description of Real Estate

Part of the Northwest Quarter of Section 21, Township 31 North, Range 15 East, Allen County, Indiana, more particularly described as follows:

COMMENCING at a Harrison Marker at the Northwest corner of the Northwest Quarter of Section 21, Township 31 North, Range 15 East, Allen County, Indiana; thence South 00 degrees 00 minutes 29 seconds East (deed bearing) along the West line of the Northwest Quarter of Section 21, Township 31 North, Range 15 East, a distance of 800.00 feet to a Mag nail; thence continuing South 00 degrees 00 minutes 29 seconds East along the West line of the Northwest Quarter of Section 21, Township 31 North, Range 15 East, a distance of 477.65 feet; thence North 89 degrees 59 minutes 30 seconds East along the Southerly line of Roemer Drive as conveyed to Woodburn Development Corporation in the deed recorded as Document 95-007626 in the Office of the Recorder of Allen County, Indiana, a distance of 160.0 feet; thence North 81 degrees 14 minutes 44 seconds East along the Southerly line of said Roemer Drive, a distance of 65.76 feet; thence North 89 degrees 59 minutes 30 seconds East along the Southerly line Roemer Drive, a distance of 804.6 feet (804.81 feet recorded) to a point of curvature; thence Northeasterly along the Southerly line of Roemer Drive on a curve to the left having a radius of 330.0 feet, a chord bearing of North 74 degrees 42 minutes 26 seconds East, a chord distance of 173.99 feet, an arc distance of 176.07 feet; thence North 59 degrees 25 minutes 21 seconds East along the Southerly line of Roemer Drive a distance of 112.74 feet to the POINT OF BEGINNING; thence North 59 degrees 25 minutes 21 seconds East along the Southerly line of Roemer Drive a distance of 880.0 feet; thence South 39 degrees 15 minutes 07 seconds East a distance of 802.12 feet to a point on the centerline of Marsh Ditch; thence South 82 degrees 20 minutes West along the centerline of Marsh Ditch a distance of 96.48 feet; thence South 73 degrees 45 minutes along the centerline of Marsh Ditch a distance of 890.0 feet; thence South 69 degrees 00 minutes West along the centerline of Marsh Ditch a distance of 219.54 feet; thence South 69 degrees 00 minutes West along the centerline of Marsh Ditch a distance of 64.28 feet to the Southwest corner of a tract of land conveyed to Woodburn Development Corporation as recorded in Document 95-007626; thence North 00 degrees 01 minutes 43 seconds East along the West line a distance of 378.03 feet (373.23 feet, recorded) to a point of curvature; thence Northerly along the West line on a curve to the left having a radius of 270.0 feet, a chord bearing of North 15 degrees 16 minutes 28 seconds West (North 13 degrees 26 minutes 03 seconds West, recorded) an arc distance of 144.23 feet (126.54 feet, recorded); thence North 30 degrees 34 minutes 39 seconds West along the West line a distance of 25.09 feet (35.98 feet, recorded) to the point of beginning containing 15.0 acres.

Exhibit A

# APEX CONSULTING & SURVEYING



Page 2 of 4

## LEGAL DESCRIPTION

0.23 Acres

Part of the Northwest Quarter of Section 21, Township 31 North, Range 15 East of the Second Principal Meridian in Maumee Township, Allen County, Indiana, as shown on a survey by Nana A. Opoku, P.S., Indiana Registered Land Surveyor LS21200012, Job Number 23010006, dated June 12, 2023 by Apex Consulting and Surveying, Inc., more particularly described as follows:

Commencing at a Harrison Marker, marking the Northeast corner of the Northwest Quarter of said Section 21; thence South 01 degrees 39 minutes 03 seconds East (state plane bearing and basis of bearings to follow), a distance of 1362.64 feet along the East line of said Northwest Quarter also being the East line of the grantor's land as described in Document Number 2018025278 in the Office of the Recorder of Allen County, Indiana to the South line of said grantor's land, also being centerline of Marsh Ditch; thence South 80 degrees 48 minutes 18 seconds West, a distance of 73.50 feet along said South line and said ditch centerline to the Westerly line of said grantor's land; thence North 40 degrees 46 minutes 49 seconds West, a distance of 326.75 feet along said Westerly line to the POINT OF BEGINNING of the herein described tract; thence North 32 degrees 06 minutes 21 seconds West, a distance of 320.37 feet; thence North 68 degrees 18 minutes 03 seconds West, a distance of 104.57 feet to the Westerly line of said grantor's land; thence South 40 degrees 46 minutes 49 seconds East, a distance of 409.44 feet along said Westerly line to the Point of Beginning.

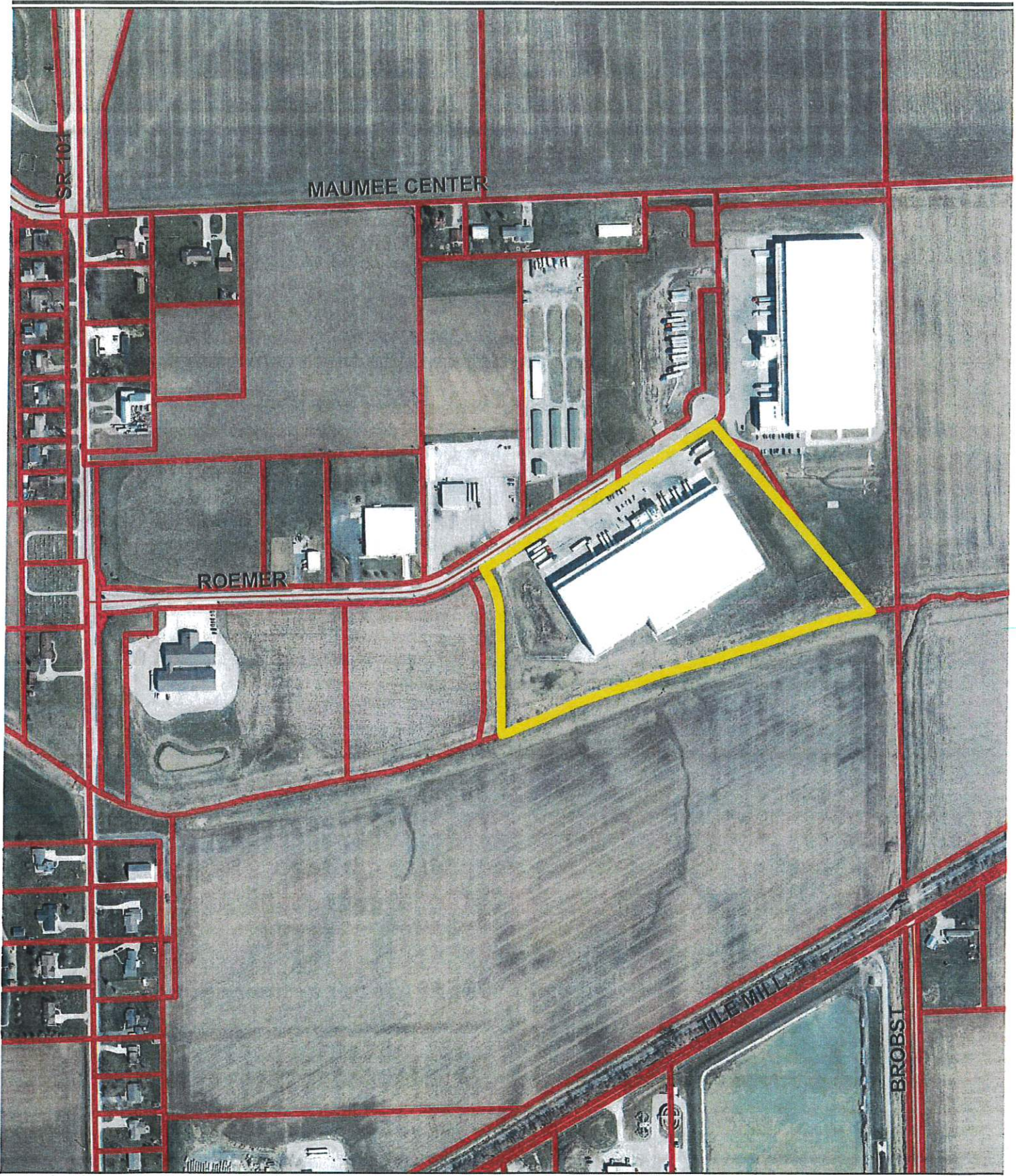
Containing 0.23 acres, more or less.

Subject to restrictions, easements and rights-of-way of record.

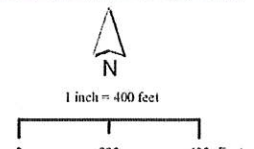
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1313 Broadway  
Fort Wayne, IN 46802  
Phone: 260-755-5993  
Fax: 888-808-4177  
Email: [Info@apexsurveying.com](mailto:Info@apexsurveying.com)





Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.  
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North American Datum 1983  
State Plane Coordinate System, Indiana East  
Photos and Contours: Spring 2009





# Tax Abatement Projection

Ten Year Real Property Abatement for BMP Real Estate Holdings, LLC									
TAX YEAR	INVESTMENT IN REAL PROPERTY	TRUE TAX VALUE	NET TAX RATE	% OF DEDUCTION	TRUE VALUE DEDUCTED	TRUE VALUE TAXED	TAXES DUE WITH DEDUCTION	TAXES DUE WITHOUT DEDUCTION	COMPANY SAVINGS
2023 PAY 2024	\$6,500,000	\$6,500,000	\$2.1045	100%	\$6,500,000	\$0	\$0	\$136,793	\$136,793
2024 PAY 2025		\$6,500,000	\$2.1045	95%	\$6,175,000	\$325,000	\$6,840	\$136,793	\$129,953
2025 PAY 2026		\$6,500,000	\$2.1045	80%	\$5,200,000	\$1,300,000	\$27,359	\$136,793	\$109,434
2026 PAY 2027		\$6,500,000	\$2.1045	65%	\$4,225,000	\$2,275,000	\$47,877	\$136,793	\$88,915
2027 PAY 2028		\$6,500,000	\$2.1045	50%	\$3,250,000	\$3,250,000	\$68,396	\$136,793	\$68,396
2028 PAY 2029		\$6,500,000	\$2.1045	40%	\$2,600,000	\$3,900,000	\$82,076	\$136,793	\$54,717
2029 PAY 2030		\$6,500,000	\$2.1045	30%	\$1,950,000	\$4,550,000	\$95,755	\$136,793	\$41,038
2030 PAY 2031		\$6,500,000	\$2.1045	20%	\$1,300,000	\$5,200,000	\$109,434	\$136,793	\$27,359
2031 PAY 2032		\$6,500,000	\$2.1045	10%	\$650,000	\$5,850,000	\$123,113	\$136,793	\$13,679
2032 PAY 2033		\$6,500,000	\$2.1045	5%	\$325,000	\$6,175,000	\$129,953	\$136,793	\$6,840
<b>TOTALS</b>							<b>\$690,802</b>	<b>\$1,367,925</b>	<b>\$677,123</b>

# Tax Abatement Projection

Five Year Equipment Abatement for BMP Real Estate Holdings, LLC									
TAX YEAR	INVESTMENT IN PERSONAL PROPERTY	TRUE TAX VALUE	NET TAX RATE	% OF DEDUCTION	TRUE VALUE DEDUCTED	TRUE VALUE TAXED	TAXES DUE WITH DEDUCTION	TAXES DUE WITHOUT DEDUCTION	COMPANY SAVINGS
2023 PAY 2024	\$775,000	\$310,000	\$2,1045	100%	\$310,000	\$0	\$0	\$6,524	\$6,524
2024 PAY 2025		\$434,000	\$2,1045	80%	\$347,200	\$86,800	\$1,827	\$9,134	\$7,307
2025 PAY 2026		\$325,500	\$2,1045	60%	\$195,300	\$130,200	\$2,740	\$6,850	\$4,110
2026 PAY 2027		\$248,000	\$2,1045	40%	\$99,200	\$148,800	\$3,131	\$5,219	\$2,088
2027 PAY 2028		\$232,500	\$2,1045	20%	\$46,500	\$186,000	\$3,914	\$4,893	\$979
2028 PAY 2029		\$232,500	\$2,1045	0%	\$0	\$232,500	\$4,893	\$4,893	\$0
2029 PAY 2030		\$232,500	\$2,1045	0%	\$0	\$232,500	\$4,893	\$4,893	\$0
2030 PAY 2031		\$232,500	\$2,1045	0%	\$0	\$232,500	\$4,893	\$4,893	\$0
2031 PAY 2032		\$232,500	\$2,1045	0%	\$0	\$232,500	\$4,893	\$4,893	\$0
2032 PAY 2033		\$232,500	\$2,1045	0%	\$0	\$232,500	\$4,893	\$4,893	\$0
<b>TOTALS</b>							<b>\$36,077</b>	<b>\$57,085</b>	<b>\$21,007</b>



# TAX ABATEMENT POINT SYSTEM

## Real Property Abatements

Company: BMP Real Estate Holdings, LLC

	<u>Points Possible</u>	<u>Points Assigned</u>
I. Tax Base Benefits		
A. Total new investment in real property (both new structures and rehabilitation).		
\$3,500,000 or more	20	20
\$650,000 to \$3,499,999	14	
\$325,000 to \$649,999	10	
\$125,000 to \$324,999	6	
under \$125,000	3	
B. Investment per employee (both jobs created and retained).		
\$35,000 or more	15	15
\$18,500 to \$34,999	12	
\$6,250 to \$18,499	9	
\$1,250 to \$6,249	6	
less than \$1,250	3	
C. 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	
D. Local income taxes generated from jobs created (Double pts for start-up)		
\$30,000 or more	5	
\$10,000 to \$29,999	4	
\$5,000 to \$9,999	3	3
\$3,000 to \$4,999	2	
less than \$3,000	1	

		<u>Points Possible</u>	<u>Points Assigned</u>
II. Job Creation Benefits			
A.	Total number of jobs retained		
	over 250	10	
	100 to 249	8	
	50 to 99	6	
	25 to 49	4	4
	10 to 24	2	
	under 10	1	
B.	Total number of jobs created (Double pts for start-up)		
	over 100	10	
	50 to 99	8	
	25 to 49	6	
	10 to 24	4	4
	1 to 9	2	
C.	Eighty percent of the jobs created and/or retained are within the following salary range.		
	over \$47,999	25	
	\$43,000 to \$47,999	20	
	\$38,000 to \$42,999	15	15
	\$33,000 to \$37,999	10	
	\$28,000 to \$32,999	5	
	under \$28,000	0	

III. Economic Base

Points  
Possible      Points  
Assigned

A. Estimated percent of business done outside Allen County

Greater than 50%

3

3

Less than or equal to 50%

0

B. Location quotient in designated Occupation Code (use Occupational group data that describes the majority function of the business)

Greater than 1.0

2

2

IV. Benefits

A. Employee benefits package provided by Company.

Comprehensive benefits

3

3

Some benefits provided

1

No benefits provided

0

V. Reciprocating Benefit

A. The applicant agrees to contribute a percentage of savings to tax abatement development fund.

2

B. The applicant does not agree to contribute to the tax abatement development fund.

0

0

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72

Totals

70 to 100 points

ten-year abatement

60 to 69 points

seven-year abatement

45 to 59 points

five-year abatement

30 to 44 points

three-year abatement



# TAX ABATEMENT POINT SYSTEM

## Personal Property Abatements

Company: BMP Real Estate Holdings, LLC

	<u>Points Possible</u>	<u>Points Assigned</u>
<b>I. Tax Base Benefits</b>		
<b>A. Total new investment in new equipment</b>		
\$6,250,000 or more	20	
\$1,250,000 to \$6,249,999	14	
\$625,000 to \$1,249,999	10	10
\$300,000 to \$624,999	6	
under \$300,000	3	
<b>B. Investment per employee (both jobs created and retained).</b>		
\$35,000 or more	15	
\$18,500 to \$34,999	10	
\$6,250 to \$18,499	7	7
\$1,250 to \$6,249	4	
less than \$1,250	2	
<b>C. Local income taxes generated from jobs retained</b>		
\$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	
<b>D. Local income taxes generated from jobs created (Double pts for start-up)</b>		
\$30,000 or more	5	
\$10,000 to \$29,999	4	
\$5,000 to \$9,999	3	3
\$3,000 to \$4,999	2	
less than \$3,000	1	

	<u>Points Possible</u>	<u>Points Assigned</u>
II. Job Creation Benefits		
A. Total number of jobs retained		
over 250	10	
100 to 249	8	
50 to 99	6	
25 to 49	4	4
10 to 24	2	
under 10	1	
B. Total number of jobs created (Double pts for start-up)		
over 100	10	
50 to 99	8	
25 to 49	6	
10 to 24	4	4
1 to 9	2	
C. Eighty percent of the jobs created and/or retained are within the following salary range.		
over \$47,999	25	
\$43,000 to \$47,999	20	
\$38,000 to \$42,999	15	15
\$33,000 to \$37,999	10	
\$28,000 to \$32,999	5	
under \$28,000	0	

	<u>Points Possible</u>	<u>Points Assigned</u>
III. Economic Base		
A.	Estimated percent of business done outside Allen County	
	Greater than 50%	3 <u>3</u>
	Less than or equal to 50%	0
B.	Location quotient in designated Occupation Code (use Occupational group data that describes the majority function of the business)	2 <u>2</u>
	Greater than 1.0	

IV. Benefits

A.	Employee benefits package provided by Company.	
	Comprehensive benefits	3            3
	Some benefits provided	1
	No benefits provided	0

V. Reciprocating Benefit

A.	The applicant agrees to contribute a percentage of savings to tax abatement development fund.	2	
B.	The applicant does not agree to contribute to the tax abatement development fund.	0	0

Totals

54

70 to 100 points	ten-year abatement
60 to 69 points	seven-year abatement
45 to 59 points	five-year abatement
30 to 44 points	three-year abatement





## APPLICATION FOR DESIGNATION AS AN ECONOMIC REVITALIZATION AREA (2019)

APPLICATION IS FOR: (check either or both)

- Real Estate Improvements (New Building, Addition, and/or Modification)
- New Equipment (Manufacturing, Research and Development, Logistical Distribution, and/or Information Technology)

Please provide the amount invested for each category:

Total cost of real estate improvements:	<u>\$6,500,000</u>
Total cost of manufacturing equipment:	_____
Total cost of research and development equipment:	_____
Total cost of logistical distribution equipment:	\$700,000
Total cost of information technology equipment:	\$75,000
Grand total cost of real estate improvements and equipment:	\$7,275,000

### GENERAL INFORMATION

1. Real property taxpayer's name: BMP Real Estate Holdings, LLC  
Personal property taxpayer's name: \_\_\_\_\_  
(\*\*Please make sure these names match the SB-1 state forms for tax purposes)
2. Address listed on tax bill: 23202 Roemer Drive - Woodburn, IN 46797
3. Year Company was established: 2013
4. Name of Company to be designated, if applicable: BMP Real Estate Holdings, LLC

5. Address of property where improvements will be made: 23202 Roemer Drive – Woodburn, IN 46797
6. Parcel Identification Number of property: 02-10-21-126-005.001-053
7. Contact person/representative: Michael A. Betten
8. Telephone number: 260-414-0029
9. Mailing address of contact person: North American Cold Storage,  
P.O Box 184  
Woodburn, IN 46797
10. E-mail address: bettenrae@gmail.com
11. Legal description of property is attached:  Yes  No
12. Current zoning designation: Industrial
13. In order to be considered an Economic Revitalization Area (ERA), State Law (I.C. 6-1.1-12.1-1) requires that the subject property be located in an area “which has become undesirable for, or impossible of, normal development and occupancy because of age, 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 a group of facilities that are technologically, economically, or energy obsolete are 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?

Investing and adding jobs in Allen County and helping to develop the Woodburn Industrial Park which has not seen growth for many years by continued growth of our business.

14. Do you plan to request state or local assistance to finance public improvements? No
15. What is the company’s NAICS (North American Industrial Classification Code)? 493120
16. Indicate the nature of the company’s business, in general: Public Cold Storage Warehousing
17. For “Office” and “Service” businesses, please indicate the percentage of clients/customers that are located within Allen County:

18. Description of product or service to be offered at the project site: Storage and Handling of Frozen and refrigerated food products to be store picked and shipped to customer distribution centers. We also have a quality control inspection facility for yogurt products.

19. Dollar amount of annual sales for each of the last three years:

20. What is the percentage of clients/customers served that are located outside of Allen County?  
80%

21. List the three largest customers, their locations, and amount of annual gross sales:

Customer	City / State	Annual Gross Sales
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\*\*Coment- These are corporate addresses, i.e.- Froneri has the Dreyer's Ice Cream Plant in Ft. Wayne, IN

22. List the three largest material suppliers, their locations, and amount of annual purchases:

Supplier	City / State	Gross Purchases
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23. Does the company's business include a retail component, meaning that goods or items are sold to the ultimate consumer for the consumer's use or consumption and not to a person for resale? No  
(If yes, continue below. If no, then skip to question 24.)

a. What percentage of floor space will be utilized for retail activities?

\_\_\_\_\_

b. What percentage of sales are made to the ultimate consumer as defined above?



c. \_\_\_\_\_  
Provide the amount of sales tax collected in each of the last three years?

d. \_\_\_\_\_  
What percentage of business is from service calls? \_\_\_\_\_

24. Impact on existing businesses:

a. Will this project be in competition with existing local businesses? No

b. Will this project complement existing local business? Yes

c. Provide the names of who you consider to be your top three competitors:

## REAL PROPERTY INFORMATION

Complete this section only if you are requesting a deduction from assessed value for real estate improvements.

25. Current use of the property:

a. How is the real estate presently used? Vacant/Grass

b. What structures are on the property? None

c. What is (are) the general condition of structure(s)? N/A

26. Describe the proposed improvements to the subject property:

Construct an expansion to create an additional 4500 pallet positions connected to the existing building. Expansion is going to be a distribution center for a customer.

27. Have Allen County building permits been filed for this project?  Yes  No

28. Projected Construction timeframe:

a. Construction start date: 08/15/2023

b. Construction completion date: 03/01/2024

29. Will this project require approval of a rezoning, plat, development plan, vacation, variance, special exception, or contingent use prior to the issuance of an Improvement Location Permit? No  
 If yes, list: \_\_\_\_\_

**PERSONAL PROPERTY INFORMATION**

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

30. Describe the purpose of the proposed equipment at the project site:  
 Material handling equipment to move product/pallets.  
 Racking to store pallets in freezer/cooler.  
 Battery and Batter stands for material handling equipment.
31. Please provide a list of the equipment for which you are applying for a personal property abatement along with the expected life of the asset for purposes of depreciation (attach a separate sheet if necessary):

<u>Proposed Equipment (list individually)</u>	<u>Expected Life of Asset For Purpose of Depreciation</u>	
Double Pallet Jacks/Battery Stands	4	6 Years
Racking	4500	7 Years
Double Reach Trucks	4	7 Years

32. Will any of the equipment listed above be classified as special tooling (as defined by regulation No. 16 and reported on Form 103-T) for property tax purposes? No

a. If yes, please indicate the total cost of special tooling: \_\_\_\_\_

33. Has any of the equipment for which you are seeking a designation been installed? No

34. Has any of the proposed equipment ever been used for any purpose in Indiana? No  
 If so, who was it purchased from: \_\_\_\_\_ **\*\* it's new material handling equipment.**

35. Development time frame

a. Equipment purchase date: see below      b. Equipment installation date: \_\_\_\_\_

**\*\* Equipment has been ordered but the timeline is broad, just has to be installed before 3/1/24.**

## JOB CREATION AND RETENTION

Please be specific on job descriptions. When listing the occupation codes, please avoid using the "Major Occupational Groupings" (i.e. 11-000, 13-000, etc.) which are more general in nature. Instead, use specific occupation codes (11-1021, 13-1081, 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, IN Metropolitan and Nonmetropolitan Area at the following link:

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

36. Current full-time employment:

<i>Occupation</i>	<i>Occupation Code</i>	<i>Number Of Jobs</i>	<i>Average Salary</i>	<i>Salary Range</i>
Administrative Assistant/CSR	43-0000	4	\$32,000	\$14,50-\$17,00
Supervisor	51-1011.00	5	\$45,000	\$17,00-\$20,00
Forklift Operator	53-7051	20	40,0000	\$15,00-\$18,00
Manager	11-3013.00	1		

37. Full-time jobs to be created as a result of this project:

<i>Occupation</i>	<i>Occupation Code</i>	<i>Number Of Jobs</i>	<i>Average Salary</i>	<i>Salary Range</i>
Administrative Assistant/CSR	43-0000	2	\$32,000	\$14,50-\$17,00
Supervisor	51-1011.00	2	\$45,000	\$17,00-\$20,00
Forklift Operator	53-7051	10-12	40,0000	\$15,00-\$18,00

38a. Please note any temporary positions:

<i>Occupation Current or created?</i>	<i>Occupation Code</i>	<i>Number Of Jobs</i>	<i>Average Salary</i>	<i>Salary Range</i>

38b. Please note any part-time positions:

<i>Occupation</i>	<i>Occupation</i>	<i>Number</i>	<i>Average</i>	<i>Salary</i>
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<i>Current or created?</i>	<i>Code</i>	<i>Of Jobs</i>	<i>Salary</i>	<i>Range</i>

39. Anticipated date for reaching employment level in Question 37: 3/1/2024

40. Check all of the benefits listed below that the company provides to workers who have been employed for 6 months. The company must pay at least 70% of the benefit cost.

- |   |  |   |
|---|--|---|
| <input checked="" type="checkbox"/> Paid Vacation   | <input checked="" type="checkbox"/> Health Insurance | <input type="checkbox"/> Uniforms                         |
| <input type="checkbox"/> Sick Leave                 | <input checked="" type="checkbox"/> Life Insurance   | <input checked="" type="checkbox"/> Employee Training     |
| <input checked="" type="checkbox"/> Paid Holidays   | <input checked="" type="checkbox"/> Dental Insurance | <input checked="" type="checkbox"/> Tuition Reimbursement |
| <input checked="" type="checkbox"/> Pension Plan    | <input checked="" type="checkbox"/> Vision Insurance |   |
| <input type="checkbox"/> Other (Please List): _____ |  |   |

<b>COMMUNITY BENEFITS</b>
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41. How will the proposed designation further the economic development objectives of Allen County? (Please answer Yes or No, and provide an explanation if the answer is Yes).

a. Will the designation improve the utilization of vacant or under-utilized land?

Yes - The land has been vacant since the Industrial Park's inception.

b. Will the designation encourage the improvement of a deteriorated structure or the replacement of an obsolete structure?

No

c. Will the designation encourage the improvement or replacement of obsolete manufacturing, research and development, logistical distribution, or information technology equipment?

No

d. Will the designation assist in the inducement of a project providing substantial employment opportunities relative to the value of the improvements to be made and/or the equipment to be installed?

Yes

- e. Will the designation assist in the inducement of a project which would provide long-term benefits to the tax base of Allen County warranting the granting of the annually decreasing percentage of property tax abatement as provided in I.C. 6-1.1-12.1.

Yes

42. The Allen County Council began the Tax Abatement Development Fund in 1992 as a means to fund future economic development efforts which benefit expanding or new industries. The fund is being capitalized with voluntary contributions of either 10% or 5% of the tax savings realized by companies receiving tax abatement. Is the company willing to contribute a portion of its tax savings? (Please check one)

Yes:  10%

5%

No:

## REQUIRED ATTACHMENTS

This application will not be considered complete unless signed and the items listed below are attached. Once the application is determined to be complete, then this project will be placed on the agenda of the Allen County Council.

- 1) Application Fee (Make check payable to "Allen County Treasurer")
- 2) Statement of Benefits (SB-1) Form(s) (Fill in pg 1 and sign)
- 3) Legal description of property (Property tax bill will not be accepted)
- 4) Owner's Certificate (if applicant is not the owner of the property)

There is a non-refundable filing fee of \$500 for either real estate improvements or new equipment. If filing for both real estate improvements and new equipment the fee is \$750. An additional \$500 fee will also be assessed if the applicant requests a waiver of non-compliance for failure to apply prior to applying for building permits and/or installing equipment. The filing fee will be used to defray the costs incurred by Allen County in processing the application pursuant to I.C. 6-1.1-12.1-2(h). Please make the check payable to the Allen County Treasurer and include it with the application. Please send check, application, and applicable state forms to:

Department of Planning Services  
Attn: Rachel Black  
200 E Berry St / Suite 150  
Fort Wayne, IN 46802

## CERTIFICATION

Filing this application constitutes a request for Economic Revitalization Area designation only and does not constitute an automatic deduction of property taxes. I understand it is the responsibility of the applicant to file the appropriate abatement forms with the Allen County Auditor and the Allen County Assessor if the designation is approved. I certify that the taxpayer is not delinquent on any and/or all property tax due to taxing jurisdictions within Allen County, Indiana.

I hereby certify the information and representations of this application are true and complete and that neither an Improvement Location Permit nor a Structural Permit have been filed for construction of improvements, nor has any 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 the filing of this application.

I understand that I must file a correctly completed Compliance with Statement of Benefits Form (CF-1) demonstrating compliance with the community benefits described on the SB-1 form and that failure to demonstrate compliance on an annual basis may result in the termination of the tax abatement benefits allowed by the Economic Revitalization Area designation.

  
\_\_\_\_\_  
Signature of owner or authorized representative

Date 07/25/2023

\_\_\_\_\_  
Printed name and title  
Michael A. Betten



# STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51764 (R4 / 11-15)  
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

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the installation of qualifying abatable equipment for which the person desires to claim a deduction.
- To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated or with the county assessor if there is no township assessor for the township. The 103-ERA must be filed between January 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between January 1 and the extended due date of that year.
- Property owners whose Statement of Benefits was approved, must submit Form CF-1/PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
- For a Form SB-1/PP that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/PP that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. (IC 6-1.1-12.1-17)

SECTION 1 TAXPAYER INFORMATION											
Name of taxpayer <b>BMP Real Estate Holdings, LLC</b>					Name of contact person <b>Michael A. Betten</b>						
Address of taxpayer (number and street, city, state, and ZIP code) <b>23202 Roemer Drive - Woodburn, IN 46797</b>							Telephone number <b>( 280 ) 414-0029</b>				
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT											
Name of designating body <b>City of Woodburn Council</b>							Resolution number (s)				
Location of property <b>23202 Roemer Drive - Woodburn, IN 46797</b>					County <b>Allen</b>		DLGF taxing district number				
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.) <b>Forklifts, Pallet Jacks, RF Scanners, RF Computers, Server, Battery Chargers</b>						ESTIMATED					
								START DATE	COMPLETION DATE		
						Manufacturing Equipment					
						R & D Equipment					
						Logist Dist Equipment		<b>08/15/2023</b>	<b>03/01/2024</b>		
IT Equipment		<b>12/01/2023</b>	<b>03/01/2024</b>								
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT											
Current number <b>30</b>	Salaries <b>\$1,350,000</b>	Number retained <b>30</b>	Salaries <b>\$1,350,000</b>	Number additional <b>14</b>	Salaries <b>\$630,000</b>						
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						<b>700,000</b>		<b>75,000</b>	
		Less values of any property being replaced						<b>700,000</b>		<b>75,000</b>	
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 <i>[Signature]</i>							Date signed (month, day, year) <b>07/25/2023</b>				
Printed name of authorized representative <b>Michael A. Betten</b>					Title <b>Owner</b>						



**STATEMENT OF BENEFITS  
REAL ESTATE IMPROVEMENTS**

State Form 51767 (R6 / 10-14)

Prescribed by the Department of Local Government Finance

20 <u>    </u> PAY 20 <u>    </u>
<b>FORM SB-1 / Real Property</b>
<b>PRIVACY NOTICE</b>
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 March 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 <b>BMP Reall Estate Holdings LLC</b>		
Address of taxpayer (number and street, city, state, and ZIP code) <b>23202 Roemer Drive - Woodburn, IN 46797</b>		
Name of contact person <b>Michael A. Betten</b>	Telephone number <b>( 260 ) 414-0029</b>	E-mail address <b>betterrae@gmail.com</b>

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

Name of designating body <b>City of Woodburn Council</b>	Resolution number
Location of property <b>23202 Roemer Drive - Woodburn, IN 46797</b>	County <b>Allen</b>
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) <b>Construction of a cold storage room addition to existing cold storage warehouse to include 4500 pallet positions.</b>	DLOF taxing district number
	Estimated start date (month, day, year) <b>08/15/2023</b>
	Estimated completion date (month, day, year) <b>03/01/2024</b>

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

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
<b>30.00</b>	<b>\$1,350,000</b>	<b>30.00</b>	<b>\$1,350,000</b>	<b>14.00</b>	<b>\$630,000</b>

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

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values	16,000,000.00	10,247,400.00
Plus estimated values of proposed project	6,500,000.00	
Less values of any property being replaced		
Net estimated values upon completion of project	22,500,000.00	

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

Estimated solid waste converted (pounds) _____	Estimated hazardous waste converted (pounds) _____
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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) <b>7/25/23</b>
Printed name of authorized representative <b>Michael A. Betten</b>	Title <b>Owner</b>