

RESOLUTION 23-278

A RESOLUTION OF THE CITY OF WOODBURN, INDIANA COMMON COUNCIL CONFIRMING 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 owners of record to find pursuant to I.C. 6-1.1-12.1 that the following described real estate is an Economic Revitalization Area:

See Exhibit A

WHEREAS, on September 5, 2023, the Woodburn City Council, Indiana, did adopt a Declaratory Resolution for the designation of the real estate described above as an Economic Revitalization Area pursuant to Ordinance 19-1373; and

WHEREAS, notice of the adoption of substance of said Declaratory Resolution was published in the Fort Wayne Journal-Gazette on September 8, 2023, pursuant to I.C. 6-1.1-1-2.5 and I.C. 5-3-1; and

WHEREAS, the Application for Designation, description of the affected area, a map of the affected area and all pertinent supporting data were available for public inspection in the offices of the Allen County Assessor, Woodburn City Hall, and the Department of Planning Services; and

WHEREAS, the Woodburn City Council, after conducting a public hearing on this matter, has given careful consideration to all comments and views expressed and written evidence presented regarding the designation of the subject real estate as an "Economic Revitalization Area".

NOW, THEREFORE, BE IT RESOLVED, the Council confirms certain findings made in the subject Declaratory Resolution for designation of the real estate described above as an "Economic Revitalization Area", those findings being to wit:

1. That 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

2. That 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 inasmuch as the Woodburn Industrial Park which has not seen growth for many years. Additionally, BMP Real Estate Holdings, LLC will offer 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

3. That the subject real estate complies with the general standards established by the Woodburn City Council as set forth in 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 application submitted by BMP Real Estate Holdings, LLC; and

4. That the capital investment at the real estate described herein and as further detailed in the applicant's application would be of public utility and would be to the benefit and welfare of all citizens and taxpayers of Woodburn and Allen County; and

5. That the subject real estate is zoned I2 (General Industrial) according to the Allen County Zoning Map and that the Economic Revitalization Area designation is contingent on BMP Real Estate Holdings, LLC conforming to the restrictions of the I2 zoning district; and

6. That designation of the subject property as an "Economic Revitalization Area" will assist in the inducement of a project which will retain 30 jobs and create 14 new employment opportunities to residents of Woodburn and Allen County and will provide long-term benefits to the tax base of Woodburn and Allen County according to the application; and

BE IT ALSO RESOLVED, that based on the information provided in the application for Economic Revitalization Area designation, the Council authorizes a five (5) year tax abatement of personal property taxes and a ten (10) year tax abatement of real property taxes in accordance with I.C. 6-1.1-12.1-3 and I.C. 6-1.1-12.1-4.5, respectively.

Schedule is as follows:

Personal Property	Real Property
Year 1 100%	Year 1 100%
Year 2 80%	Year 2 95%
Year 3 60%	Year 3 80%
Year 4 40%	Year 4 65%
Year 5 20%	Year 5 50%
	Year 6 40%
	Year 7 30%
	Year 8 20%
	Year 9 10%
	Year 10 5%

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 ending on December 31, 2025 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 ALSO RESOLVED, that the real estate described above should be known as "Allen County Economic Revitalization Area No. W-7".

BE IT ALSO RESOLVED, that BMP Real Estate Holdings, LLC is responsible for filing the actual tax abatement forms with the Allen County Auditor, located at the Rousseau Center each year in order to receive its deduction on real property and personal property.

BE IT ALSO RESOLVED, that BMP Real Estate Holdings, LLC must provide the Allen County Auditor and the Woodburn City Council, at the time of filing the deduction, information showing the extent to which the company has been in compliance with the signed Statement of Benefits in accordance with I.C. 6-1.1-12.1-5.1.

BE IT ALSO RESOLVED, that BMP Real Estate Holdings, LLC is not willing to voluntarily contribute a portion of its savings received from the tax abatement to assist in funding future economic development projects.

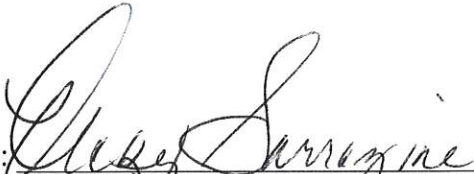
BE IT ALSO RESOLVED, that if any part, parts, clause or portion of this Resolution shall be adjudged invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of this Resolution as a whole or any other part, clause or portion of this Resolution.

BE IT FINALLY RESOLVED, that by adoption of this Resolution, the Woodburn City Council does confirm its Declaratory Resolution approved on September 5, 2023, which designated the real estate described above as an "Economic Revitalization Area".


ADOPTED, this 18th day of September, 2023, by the City Council of Woodburn, Indiana.


< SIGNATURES ON NEXT PAGE >

COMMON COUNCIL OF THE CITY OF WOODBURN, INDIANA

By:  YEA NAY ABS
Vicky Sarrazine, Councilwoman


By: ABSENT YEA NAY ABS
Michael Martin, Councilman

By:  YEA NAY ABS
Tonya Thompson, Councilwoman


By:  YEA NAY ABS
Dean Gerig, Councilman

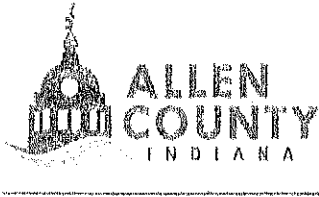
By:  YEA NAY ABS
Daniel Watts, Councilman

ATTEST:

By: 
Timothy Cummins, Clerk-Treasurer

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

By: 
Joseph Kelsey, Mayor for the City of Woodburn



MEMORANDUM

TO: Woodburn City Council Members
FROM: Rachel Black
SUBJECT: September 18, 2023 - Council Meeting
DATE: September 11, 2023

At the September 18, 2023 meeting, the Woodburn City Council will have on its agenda a public hearing regarding an Economic Revitalization Area designation for BMP Real Estate Holdings, LLC. The following documents are enclosed for your review prior to the meeting:

1. Confirmatory Resolution
2. Project Location Map
3. Spreadsheet Indicating Taxes Paid and Taxes Saved
4. Tax Abatement Point System
5. Statement of Benefits (SB-1) Form

Please see the attached document for your review prior to the meeting. If you have any questions, please call 260-449-7607.

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 41 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 219.34 feet; thence South 69 degrees 00 minutes West along the centerline of Marsh Ditch a distance of 64.38 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 15 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

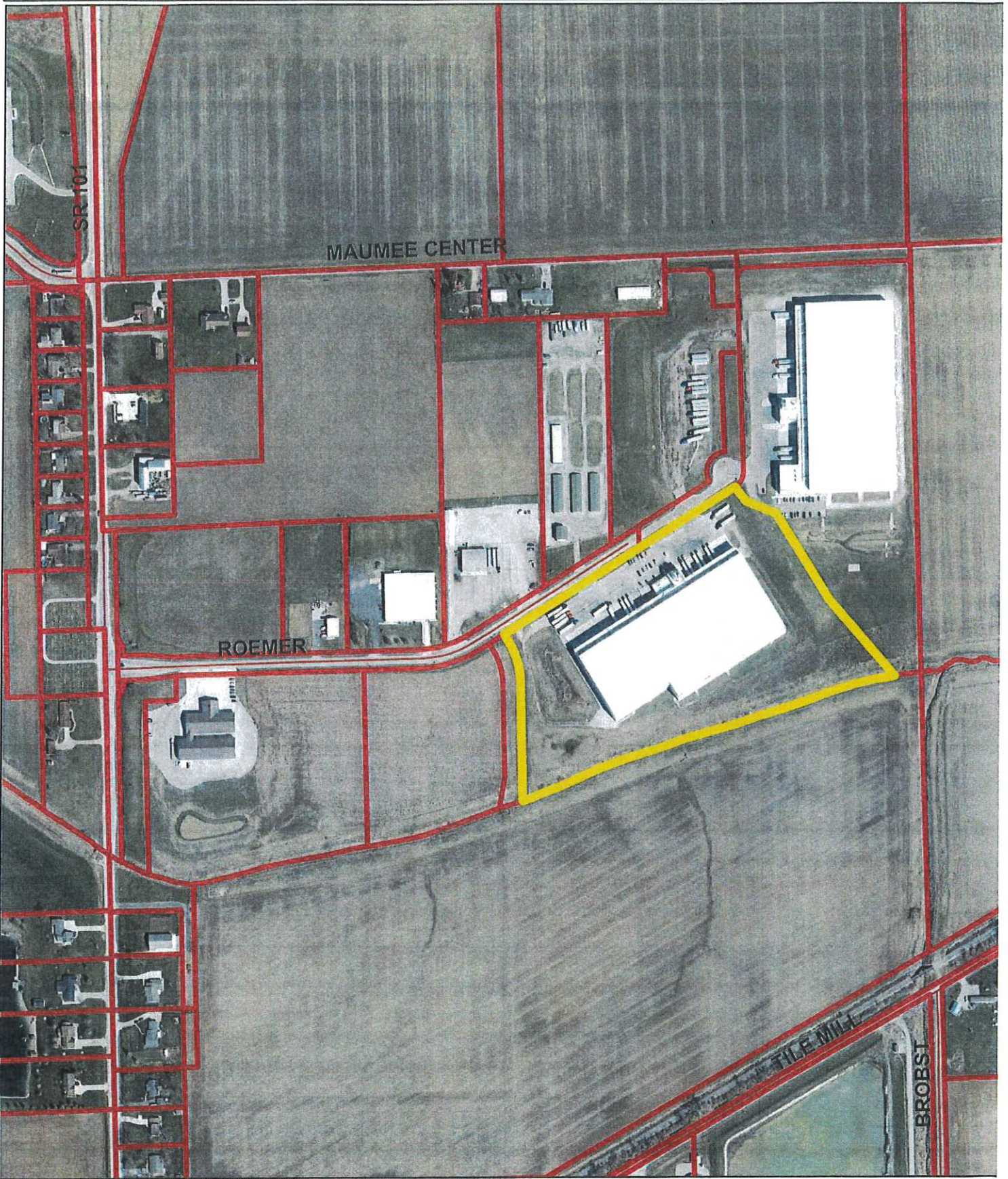
LEGAL DESCRIPTION
0.23 Acres

Part of the Northwest Quarter of Section 21, Township 31 North, Range 15 East of the Second Principal Meridian in Maunee 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 104.37 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.

1313 Broadway
Fort Wayne, IN 46802
Phone: 260-755-5993
Fax: 688-808-4177
Email: info@apexsurveyllc.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.
© 2004 Board of Commissioners of the County of Allen
North American Datum 1983



1 inch = 400 feet

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
TOTALS							\$690,802	\$1,367,925	\$677,123

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
TOTALS							\$36,077	\$57,085	\$21,007

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	<u>Points Possible</u>	<u>Points Assigned</u>
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)		
Greater than 1.0	2	<u>2</u>

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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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>
I. Tax Base Benefits		
A. Total new investment in new equipment		
\$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. Investment per employee (both jobs created and retained).		
\$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	
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	

		<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) Greater than 1.0	2	<u>2</u>
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			<hr style="width: 100px; margin-left: auto; margin-right: 0;"/> 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



**STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51767 (R8 / 10-14)

Prescribed by the Department of Local Government Finance

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:

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

SECTION 1		TAXPAYER INFORMATION			
Name of taxpayer BMP Reall Estate Holdings LLC					
Address of taxpayer (number and street, city, state, and ZIP code) 23202 Roemer Drive - Woodburn, IN 46797					
Name of contact person Michael A. Betten		Telephone number (260) 414-0029		E-mail address bettenrae@gmail.com	
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT			
Name of designating body City of Woodburn Council					Resolution number
Location of property 23202 Roemer Drive - Woodburn, IN 46797		County Allen		DLGF taxing district number 053	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Construction of a cold storage room addition to existing cold storage warehouse to include 4500 pallet positions.					Estimated start date (month, day, year) 08/15/2023 Estimated completion date (month, day, year) 03/01/2024
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT			
Current number 30.00	Salaries \$1,350,000	Number retained 30.00	Salaries \$1,350,000	Number additional 14.00	Salaries \$630,000
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) _____			
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) 7/25/23
Printed name of authorized representative Michael A. Betten			Title Owner		

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 2 (two) calendar years* (see below). The date this designation expires is 12/31/2025.
- 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 \$ ALL.
- D. Other limitations or conditions (specify) None
- 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) <i>Joseph Kelsey</i>	Telephone number <u>(260) 632-5318</u>	Date signed (month, day, year) <u>9/15/23</u>
Printed name of authorized member of designating body <u>Joseph Kelsey</u>	Name of designating body <u>Woodburn City Council</u>	
Attested by (signature and title of attester) <i>[Signature]</i>	Printed name of attester <u>TIMOTHY CUMMINS</u>	

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

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. 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. An abatement schedule may not exceed ten (10) years.
- (c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.



**STATEMENT OF BENEFITS
PERSONAL PROPERTY**

State Form 51764 (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)

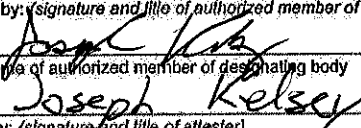
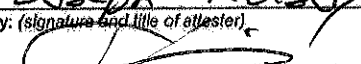
SECTION 1 TAXPAYER INFORMATION										
Name of taxpayer BMP Real Estate Holdings, LLC					Name of contact person Michael A. Betten					
Address of taxpayer (number and street, city, state, and ZIP code) 23202 Roemer Drive - Woodburn, IN 46797							Telephone number (260) 414-0029			
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT										
Name of designating body City of Woodburn Council							Resolution number (s)			
Location of property 23202 Roemer Drive - Woodburn, IN 46797					County Allen		DLGF taxing district number 053			
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.) Forklifts, Pallet Jacks, RF Scanners, RF Computers, Server, Battery Chargers					ESTIMATED					
							START DATE		COMPLETION DATE	
					Manufacturing Equipment					
					R & D Equipment					
					Logist Dist Equipment		08/15/2023		03/01/2024	
IT Equipment		12/01/2023		03/01/2024						
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT										
Current number 30		Salaries \$1,350,000		Number retained 30		Salaries \$1,350,000		Number additional 14		Salaries \$630,000
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							700,000		75,000	
Less values of any property being replaced										
Net estimated values upon completion of project							700,000		75,000	
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) 07/25/2023			
Printed name of authorized representative Michael A. Betten					Title Owner					

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 2 (two) calendar years * (see below). The date this designation expires is 12/31/2026. NOTE: This question addresses whether the resolution contains an expiration date for the designated area.
- B. The type of deduction that is allowed in the designated area is limited to:
- | | | | |
|--|---|--|---|
| 1. Installation of new manufacturing equipment; | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Enhanced Abatement per IC 6-1.1-12.1-18
Check box if an enhanced abatement was approved for one or more of these types. |
| 2. Installation of new research and development equipment; | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | |
| 3. Installation of new logistical distribution equipment; | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | |
| 4. Installation of new information technology equipment; | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | |
- C. The amount of deduction applicable to new manufacturing equipment is limited to \$ cost with an assessed value of \$. (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 \$ cost with an assessed value of \$. (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 \$ ALL cost with an assessed value of \$. (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 \$ ALL cost with an assessed value of \$. (One or both lines may be filled out to establish a limit, if desired.)
- G. Other limitations or conditions (specify) None
- H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction is allowed for:
- | | | | | | |
|---------------------------------|---------------------------------|---------------------------------|---------------------------------|--|--|
| <input type="checkbox"/> Year 1 | <input type="checkbox"/> Year 2 | <input type="checkbox"/> Year 3 | <input type="checkbox"/> Year 4 | <input checked="" type="checkbox"/> Year 5 | <input type="checkbox"/> Enhanced Abatement per IC 6-1.1-12.1-18
Number of years approved: <u> </u>
(Enter one to twenty (1-20) years; may not exceed twenty (20) years.) |
| <input type="checkbox"/> Year 6 | <input type="checkbox"/> Year 7 | <input type="checkbox"/> Year 8 | <input type="checkbox"/> Year 9 | <input type="checkbox"/> Year 10 | |
- I. For a Statement of Benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17? Yes No
If yes, attach a copy of the abatement schedule to this form.
If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

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

Approved by: (signature and title of authorized member of designating body)	Telephone number	Date signed (month, day, year)
 Joseph Kelsey	(209) 632-5318	9/18/23
Printed name of authorized member of designating body	Name of designating body	
Joseph Kelsey	Woodburn City Council	
Attested by: (signature and title of attester)	Printed name of attester	
	TIMOTHY CUMMINS	

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