

**AGENDA OF THE COMMON COUNCIL
City of Angola, Indiana
210 N. Public Square**

Monday, April 7, 2025 – 7:00 p.m.

CALL TO ORDER BY MAYOR MARTIN

1. Council Member roll call by Clerk-Treasurer Herbert.

Coffey _____ Olson _____ Sharkey _____ Dowe _____ McDermid _____

2. Request approval of the March 17 minutes. (attachment)

UNFINISHED BUSINESS

1. Consideration and action on bids for the Pokagon Infrastructure Improvement Project Divisions 1-2 opened at the February 24 special meeting.
2. Other unfinished business.

NEW BUSINESS

1. Ordinance No. 1772-2025. AN ORDINANCE ADOPTING INDIANA CODE 5-23; AND AUTHORIZING THE PROCEDURE FOR REQUESTS FOR PROPOSALS AND QUALIFICATIONS PER IC 5-23; AND FOR ALLOWING OTHER RELATED ACTIONS. (BOT Procurement) (first second and third reading) (attachment)
2. Request approval of Supplemental agreement No. 2 to The Agreement for Professional Engineering Services with Butler, Fairman and Seufert, Inc. for the Poka-Bache Trail Project in the amount of \$30,450.00. (attachment)
3. Review and determine if Baril Coatings USA, LLC located at 401 Growth Parkway is or is not in substantial compliance with the Statement of Benefits for... (attachment)
 - Real Estate Improvements (Resolution No. 2020-789, five years)
 - Personal Property (Resolution No. 2019-756, seven years)
4. Review and determine if JK Ice Ventures, Inc. located at 319 Pokagon Trail, Suite C is or is not in substantial compliance with the Statement of Benefits for Personal Property (Resolution No. 2023-849, three years) (attachment)
5. Review and determine if Terrace Place Apartments LLC located at 400 N Terrace Blvd is or is not in substantial compliance with the Statement of Benefits for Real Estate Improvements (Resolution No. 2023-853, ten years) (attachment)

6. Request Review and determine if Precision Edge Surgical Products LLC located at 1910 N. Wayne Street is or is not in substantial compliance with Statement of Benefits for ... (attachment)
 - Personal Property (Resolution No. 2018-726, ten years)
 - Personal Property (Resolution No. 2022-835, five years)
 - Personal Property (Resolution No. 2024-874, five years)
7. Craig Williams regarding wastewater chloride compliance.
8. Reports:
 - Clerk-Treasurer
 - Department head
9. Request approval of the Allowance of Accounts Payable Vouchers 73497 through 73808 totaling \$2,993,300.55 which includes interfund transfers of \$1,552,900.00.
10. Other new business.

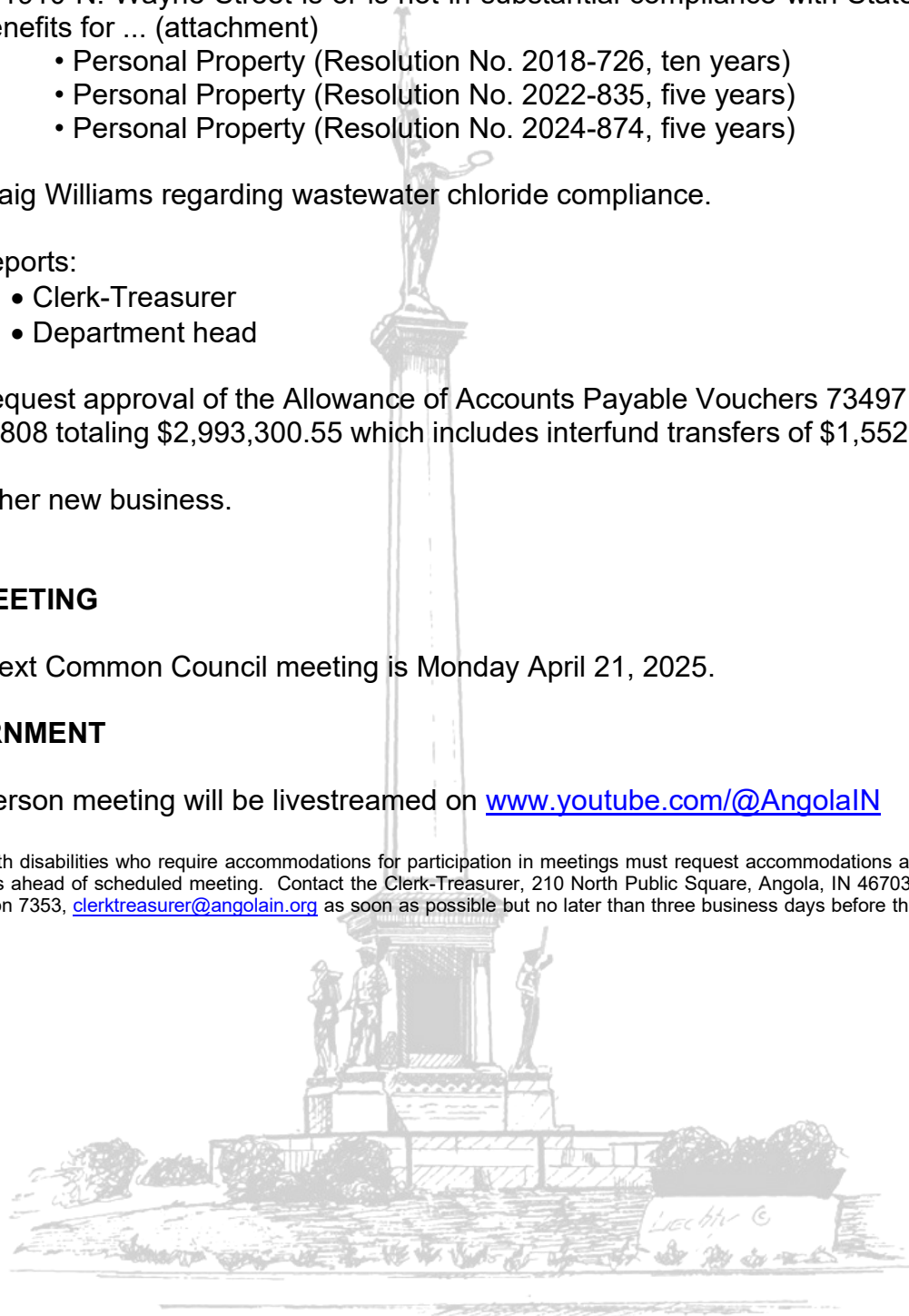
NEXT MEETING

The next Common Council meeting is Monday April 21, 2025.

ADJOURNMENT

This in-person meeting will be livestreamed on www.youtube.com/@AngolaIN

Individuals with disabilities who require accommodations for participation in meetings must request accommodations at least three business days ahead of scheduled meeting. Contact the Clerk-Treasurer, 210 North Public Square, Angola, IN 46703, (260) 665-2514 extension 7353, clerktreasurer@angolain.org as soon as possible but no later than three business days before the scheduled event.



March 17, 2025

The regular meeting of the Common Council of the City of Angola, Indiana was called to order at 7:00 p.m. at City Hall, 210 North Public Square with Mayor David B. Martin presiding. Council Members Randy Coffey, David A. Olson, Charles P. Dowe, and Jerold D. McDermid answered roll call. Council Member Jennifer L. Sharkey was absent. Clerk-Treasurer Ryan P. Herbert recorded the minutes.

Among those present were City Attorney Kim Shoup, City Engineer Amanda Cope, Economic Development and Planning Director Retha Hicks, Police Chief Ken Whitmire, Fire Chief William Harter, Street Commissioner Chad Ritter, and Wastewater Superintendent Jeff Gaff.

Also among those present were Steuben County Commissioner Wil Howard, Chris Heroy, David Whitehead, Isaac Lee, Aaron Hutton, and Chris Emerick.

APPROVAL OF THE MINUTES

Council Member Olson moved to approve March 3, 2025 minutes. Council Member McDermid seconded the motion. The motion carried 4-0.

Minutes of the February 3 Board of Public Works and Safety meeting were presented for Council information.

UNFINISHED BUSINESS

Public hearing regarding the proposed additional appropriation to the Local Road and Bridge Matching Grant Fund was opened by Mayor Martin at 7:01 p.m. There being no public comment, the hearing was closed at 7:01 p.m. Ordinance No. 1771-2025, ADDITIONAL APPROPRIATION ORDINANCE FOR THE CITY OF ANGOLA, INDIANA LOCAL ROAD AND BRIDGE MATCHING GRANT FUND, was read by title and presented to Council for the third and final reading. Council Member Olson moved to approve. Council Member Coffey seconded the motion. The motion to approve carried 4-0.

Further discussion was held regarding the acquisition of the Fairhaven Development property on Redding Road. Mayor Martin provided Council with the appraisals of the property and reported that the owner is willing to sell the property to the City for less than the average of the two appraisals. Discussion followed. Council Member Olson moved to approve Mayor Martin to pursue the purchase of the property. Council Member Dowe seconded the motion. The motion carried 4-0.

Aaron Hutton from Wessler Engineering provided an update on the Pokagon Infrastructure Improvement Project. Hutton explained that the bids for divisions one and two had been reviewed and the one bid provided, which was well above estimates, was above the value of the scope of work in their opinion. After looking at options, which included breaking

the project into smaller parts and rebidding the consensus, is that best alternative would be to use the build operate transfer procurement method which is allowed by Indiana Code. Hutton provided a synopsis of how this method works and the steps that would need to be taken. Discussion followed. Hutton fielded questions. No formal action was taken at this time.

NEW BUSINESS

Resolution No. 2025-889, A RESOLUTION AUTHORIZING THE CLERK-TREASURER TO TRANSFER FROM THE GENERAL FUND TO THE RAINY DAY FUND ANY UNUSED AND UNENCUMBERED FUNDS PURSUANT TO IC 36-1-8-5.1. was read by title and presented to Council for approval. Council Member Olson moved to approve. Council Member McDermid seconded the motion. The motion to approve carried 4-0.

Resolution No. 2025-890, A RESOLUTION PROVIDING FOR THE TRANSFER OF CASH TO THE LOCAL ROAD AND BRIDGE MATCHING GRANT FUND, was read by title and presented to Council for approval. Council Member Olson moved to approve. Council Member Coffey seconded the motion. The motion to approve carried 4-0.

Council Member Olson moved to approve the Interlocal Agreement Between the Steuben County Board of Commissioners and City of Angola for a portion of the Engineering Services Agreement for the extension of natural gas facilities in the amount of \$271,235.66. Council Member Dowe seconded the motion. County Commissioner Wil Howard spoke about the agreement, gave an update on where the project currently stands, and answered Council questions. The motion carried 4-0.

Council Member McDermid moved to approve the Proposal for Land Surveying and Engineering Design Services for the Calvary Lane Reconstruction Project with Rowland Associates, Inc. in the amount of \$79,100.00. Council Member Dowe seconded the motion. The motion carried 4-0.

Council Member Olson moved to approve the Proposal for Professional Services for City of Angola GIS Based Programs with Abonmarche in the amount of \$29,000.00.

Council Member McDermid moved to find Fedemma Industries, Inc located at 1305 Wohlert Street in substantial compliance with Statements of Benefits for Personal Property for Resolutions 2020-789, 2021-801, and 2022-826. Council Member Olson seconded the motion. The motion carried 4-0.

Council Member Coffey moved to find Univertical LLC located at 203 Weatherhead Street in substantial compliance with Statements of Benefits for Personal Property for Resolutions No. 2019-752, 2019-766, and 2024-865 and Real Estate Improvements for Resolution No. 2021-798 and 2024-866. Council Member McDermid seconded the motion. The motion carried 4-0.

Council Member McDermid moved to find Angola Wire Products, Inc. located at 803 Wohlert Street in substantial compliance with Statements of Benefits for Personal Property for Resolutions No. 2020-786 and 2024-871. Council Member Dowe seconded the motion. The motion carried 4-0.

Council Member Coffey moved to find Duke & Billy's Realty LLC (DBA Duke Imports Inc.) located at 1105 N. Williams St. in substantial compliance with Statements of Benefits for Real Estate Improvements for Resolution No. 2021-797. Council Member Dowe seconded the motion. The motion carried 4-0.

Council Member Olson moved to terminate tax abatements for EJ Brooks (Tyden Brooks) formerly located at 409 Hoosier Drive and no longer in business for Real Estate Improvements and Personal Property Resolution No. 2020-776. Council Member Coffey seconded the motion. Discussion followed. The motion carried 4-0.

The Annual Report of the Redevelopment Commission Treasurer was presented for Council information.

Clerk-Treasurer's Depository Statement and Cash Reconciliation for the month ending February 2025 was presented for Council information.

APPROVAL OF ACCOUNTS PAYABLE VOUCHERS

Council Member McDermid moved to approve the Allowance of Accounts Payable Vouchers 73228 through 73496 totaling \$1,204,213.50 which includes interfund transfers of \$95,167.89. Council Member Dowe seconded the motion. The motion carried 4-0.

ADJOURNMENT

There being no further business, the meeting was considered adjourned at 8:05 p.m.

David B. Martin, Mayor
Presiding Officer

Attest:

Ryan P. Herbert, Clerk-Treasurer

ORDINANCE NO. 1772-2025

**AN ORDINANCE ADOPTING INDIANA CODE 5-23; AND AUTHORIZING
THE PROCEDURE FOR REQUESTS FOR PROPOSALS AND
QUALIFICATIONS PER IC 5-23; AND FOR ALLOWING OTHER RELATED
ACTIONS**

WHEREAS, the Common Council of Angola, Indiana (the Council) desires to adopt the provisions of Indiana Code 5-23 by ordinance as allowed by Indiana Code 5-23; and

WHEREAS, the Council intends to issue a request for proposals and qualifications (RFPQ) under IC 5-23 for the development, construction, financing, operation, and or transfer of projects that meet an economic development, public safety, infrastructure, or other public purpose (Projects);

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF ANGOLA, INDIANA, THAT:

1. Indiana Code 5-23 is adopted as it is and as it might be amended in the future;
2. The Mayor may issue RFPQs to study the development, construction, financing, operation, and or transfer Projects at any date hereafter; establish a selection committee where appropriate; and make recommendations for Council consideration at future public meetings as per IC 5-23;
3. The Mayor and Council are authorized to take any and all actions, and to execute any documents or certificates that are necessary or desirable to affect this ordinance;
4. This Ordinance is superior to and shall prevail over, any ordinances, resolutions, or orders that are in conflict with it.

This Ordinance shall be in full force and effect from and after its adoption by the Common Council, approval by the Mayor, and publication according to law.

PASSED AND ADOPTED by the Common Council of the City of Angola, Indiana, on the _____ day of April 2025 by the vote of _____ ayes and _____ nays.

David B. Martin, Mayor
Presiding Officer

Attest:

ORDINANCE NO. 1772-2025

Ryan P. Herbert, Clerk-Treasurer

This ordinance presented by me, the Clerk-Treasurer of the City of Angola, Indiana to the Mayor at the hour of _____ a.m./p.m. this _____ day of April 2025.

Ryan P. Herbert, Clerk-Treasurer

This ordinance signed and approved by me, the Mayor of the City of Angola, Indiana this _____ day of April 2025.

David B. Martin, Mayor

SUPPLEMENTAL AGREEMENT NO. 2

THIS SUPPLEMENTAL AGREEMENT, made and entered into this _____ day of _____, 2025, by and between CITY OF ANGOLA, hereinafter referred to as the "OWNER", and BUTLER, FAIRMAN and SEUFERT, INC., hereinafter referred to as the "ENGINEER."

WITNESSETH

WHEREAS, on May 6, 2024, the **OWNER** entered into an Agreement with the **ENGINEER** for services required for development of Contract Plans for the construction of Poka-Bache Trail Project No. 723000, and

WHEREAS, it was determined at the project kickoff meeting that right-of-way acquisition services would be included in a supplemental agreement once property impacts were known, and

WHEREAS, parcel impacts are now known, and

WHEREAS, the total parcel count is estimated to be no more than 11 instead of the 21 parcels indicated on the original plan set, reducing the number of parcels by 10, and

WHEREAS, due to this parcel reduction, the unit prices for Legal Descriptions and Title Work may be reduced as tabulated below;

NOW, THEREFORE, the parties agree that the May 6, 2024, Agreement be modified by this Supplemental Agreement; therefore, the compensation for these revisions shall be added to the Agreement under Section A of Appendix D increasing the total amount by \$30,450.00 from \$347,760.00 to an amount not-to-exceed \$378,210.00.

The following is to be added to Appendix "A" Section B – Scope of Work:

18. **RIGHT-OF-WAY MANAGEMENT AND SUPERVISION** - The **ENGINEER** shall be responsible for administering, scheduling and coordinating all activities necessary to certify that the right-of-way has been acquired and that the project is clear for construction letting. This responsibility will include:
 - a. Meetings, conference calls, and communications with property owners, attorneys, engineers, appraisers, buyers, and **OWNER**.
 - b. Recommend revisions to construction plans and/or right-of-way plans.
 - c. The Right-of-Way Services include all reasonable services as required to secure all parcels based on the approved engineering design, to recommend to the **OWNER** that condemnation proceedings be filed and manage and record process in the **OWNER-LRS** program.
 - d. The **ENGINEER** will make arrangements for recording all necessary documents after a copy of payment is provided by the **OWNER**.
 - e. Direct Cost expenses are those costs for partial mortgage release fees, recording fees if any, any appraisal cost-to-cure estimate fees, and other charges to clear title of the property acquired.
 - f. Fee Scope Changes for Appraisal or Buying Fees: The use of additional

funds set aside to allow the payment of an increase in an appraisal scope change resulting from the inspection with the owner. The funds also allow for additional increase in buyer fee resulting in the change in title to clear encumbrances.

- g. Additional Services: The **ENGINEER** will provide additional services to the **OWNER** and/or the attorney, as requested, to provide support services in condemnation proceedings, Appendix "D" part 4, or administrative settlements and additional parcel(s). The **ENGINEER** will also provide additional services as directed to the contract vendors or outside vendors as necessary and the cost of the additional services by the vendor(s) will be a direct pass through. The **ENGINEER** will obtain approval by Email, letter or supplemental, from the **OWNER's** representative prior to any additional work is provided.

19. APPRAISING and SECOND APPRAISING (if required)

- a. The Appraiser shall be a licensed real estate appraiser in the State of Indiana.
- b. The Appraiser shall follow accepted principles and techniques in evaluation of real property in accordance with State Laws. Any appraisal that does not meet such requirements shall be further documented or re-appraised as the case may be without additional compensation to the Appraiser.
- c. All information contained in the appraisal report and all parts thereof are to be treated as a privileged communication. The Appraiser shall take all necessary steps to ensure that neither he/she nor any member of his/her staff or organization divulges any information concerning the report except to a duly authorized representative of the **OWNER**, until authorized in writing by the **OWNER** to reveal the communication to another designated party.

20. BUYING

- a. The **ENGINEER** shall perform the buying work covered by this Contract, designated herein as the Buyer. The Buyer shall be a licensed real estate broker in the State of Indiana or an Attorney.
- b. The Buyer shall make every reasonable effort to acquire expeditiously the parcels listed herein.
- c. All information contained in the appraisal report and all parts thereof are to be treated as a privileged communication. The Appraiser shall take all necessary steps to ensure that neither he/she nor any member of his/her staff or organization divulges any information concerning the report except to a duly authorized representative of the **OWNER**, until authorized in writing by the **OWNER** to reveal the communication to another designated party.

21. RIGHT-OF-ENTRY

The **ENGINEER** shall coordinate with the owner to develop and present Right-of-Entry documents to owners of Parcels 8, 10, 11, 12, 13, 14, and 15.

The following is to be revised within Appendix "A" Section B – Scope of Work:

15. RIGHT-OF-WAY ENGINEERING

The **ENGINEER** shall provide Right-of-Way Engineering for up to 11 24 parcels as follows:

- a. Provide documented 20-year title search.
- b. Prepare legal descriptions and land plats.
- c. Prepare right-of-way plans.
- d. Provide parcel staking.

The following is to be added to Appendix "D" Section A – Compensation:

- 6. The **ENGINEER** will be paid for the Right-of-Way Acquisition Services on a unit rate basis as tabulated in Exhibit "A" herein.

The following is to be revised within Appendix "D" Section A.3 – Compensation:

- 3. The **ENGINEER** will be paid for the Right-of-Way Engineering for up to 11 24 parcels performed under this Contract in accordance with the following schedule:

Title Work (40 tax parcels @ \$500 per parcel)	\$ 20,000.00
Title Work (30 tax parcels @ \$500 per parcel)	\$ 15,000.00
Legal Description, Land Plat (21 parcels @ \$2800 per parcel)	\$ 58,800.00
Legal Description, Land Plat (11 parcels @ \$2800 per parcel)	\$ 30,800.00

A summary of the Land Acquisition fees for items 18-21 herein is included as Exhibit "A".

A summary of the updated project fees is included as Exhibit "B".

IN TESTIMONY WHEREOF, the parties hereto have executed this Supplemental Agreement.

ENGINEER:

OWNER

BUTLER, FAIRMAN and SEUFERT, INC.

CITY of ANGOLA

Michael D. Eichenauer, Executive V.P.

David B. Martin - Mayor

Attest: _____

Ryan P. Herbert – Clerk Treasurer

SUPPLEMENTAL AGREEMENT NO. 2

EXHIBIT A					
Poka-Bache Trail - City of Angola, IN					
Next Level Trails					
Right-of-Way Services Summary					
Parcel Number	Property Owner	ROW Mgmt.	Appraising	Second Appraising (B)	Buying
1	Metropolitan School District of Angola (A)	\$ 1,700.00	\$ -	\$ -	\$ -
2	Angola School City (A)	Above	\$ -	\$ -	\$ -
3	Summit Bank Trustee (A)	Above	\$ -	\$ -	\$ -
4	Angola Hillcrest Bible Church, Inc.	\$ 1,700.00	\$ 3,000.00	\$ -	\$ 2,700.00
5	LC5 Investments, LLC	\$ 1,700.00	\$ 3,000.00	\$ -	\$ 2,700.00
6	Bonsai Properties, LLC	\$ 1,700.00	\$ 3,000.00	\$ -	\$ 2,700.00
7	Patricia Ann Trietch & Shirley Ann Daler	\$ 1,700.00	\$ 3,000.00	\$ -	\$ 2,700.00
9	Carolyn Dick & Sabrena Shaffer	\$ 1,700.00	\$ 3,000.00	\$ -	\$ 2,700.00
8	John & Amanda Crismore (D)	\$ 500.00			\$ 1,000.00
10	CTA Properties, LLC (D)	\$ 500.00			\$ 1,000.00
11	Rebecca & Allen C. Thompson (D)	\$ 500.00			\$ 1,000.00
12	James & Karn Grandin (D)	\$ 500.00			\$ 1,000.00
13	Marge & Ron, LLC (D)	\$ 500.00			\$ 1,000.00
14	Terry Dowell (D)	\$ 500.00			\$ 1,000.00
15	Compass Properties, LLC (D)	\$ 500.00			\$ 1,000.00
		\$ 13,700.00	\$ 15,000.00	\$ -	\$ 20,500.00
ROW Management -----			\$ 13,700.00	\$ 57,200.00	Unit Cost Fees
Total Appraising-----			\$ 15,000.00		
Total Review Appraising-----			\$ -		
Total Buyer Fee-----			\$ 20,500.00		
Appraisal & Buying Parcel Scope Changes (C)-----			\$ 8,000.00		
Additional Services-----			\$ 2,500.00	Additional Services	
Direct Expenses & Fees (Cost-to-Cure, Mortgage Release Fees, etc.)-----			\$ 3,750.00	Direct Expenses	
Total Right-of-Way Services -----			\$ 63,450.00		
(A) Parcels 1 through 3 are school properties under an MOU, no appraisals or buying required					
(B) Need for second appraisals to be determined following initial appraisal valuation					
(C) Funds used to supplement appraising and buying fees based on field investigation during those phases					
(D) Executing right-of-entry documents only					

SUPPLEMENTAL AGREEMENT NO. 2

City of Angola - Poka Bache Trail NLT Project - Exhibit "B"				
Scope of Work	Original Agreement	Supplement No. 1	Supplement No. 2	Total
Project Administration	\$ 8,000.00			\$ 8,000.00
Topographic Survey & Route Plat	\$ 10,560.00			\$ 10,560.00
Right-of-Way Engineering Oversight & PL Determin.	\$ 16,700.00			\$ 16,700.00
Right of Way Plans	\$ 17,900.00			\$ 17,900.00
Right of Way Staking	\$ 8,600.00			\$ 8,600.00
Utility Coordination	\$ 19,800.00			\$ 19,800.00
Utility Coordination Construction Phase	\$ 8,400.00			\$ 8,400.00
SUE Coordination and Survey	\$ 6,600.00			\$ 6,600.00
Trail Design	\$ 65,400.00			\$ 65,400.00
CSGP Erosion Control	\$ 5,000.00			\$ 5,000.00
Contract Documents	\$ 6,000.00			\$ 6,000.00
Bidding Assistance	\$ 6,600.00			\$ 6,600.00
Construction Phase Services	\$ 5,000.00			\$ 5,000.00
Title Work	\$ 20,000.00		\$ (5,000.00)	\$ 15,000.00
Legal Desc./ Land Plat	\$ 58,800.00		\$ (28,000.00)	\$ 30,800.00
Utility Relocation Staking	\$ 4,400.00			\$ 4,400.00
Construction Inspection	\$ 56,000.00			\$ 56,000.00
SUI (subconsultant if-required)	\$ 20,000.00			\$ 20,000.00
Location Control Route Plat (Sub-Consultant)		\$ 4,000.00		\$ 4,000.00
Right-of-Way Management			\$ 13,700.00	\$ 13,700.00
Appraising			\$ 15,000.00	\$ 15,000.00
Buying			\$ 20,500.00	\$ 20,500.00
Appraising and Buying Scope Changes			\$ 8,000.00	\$ 8,000.00
Additional Services			\$ 2,500.00	\$ 2,500.00
Direct Expenses and Fees			\$ 3,750.00	\$ 3,750.00
Total Fees	\$ 343,760.00	\$ 4,000.00	\$ 30,450.00	\$ 378,210.00



COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R7 / 12-22)

Prescribed by the Department of Local Government Finance

PRIVACY NOTICE
This form contains confidential
information pursuant to
IC 6-1.1-35-9 and IC 6-1.1-12.1-5.6.

FORM CF-1 / PP
2025 PAY 2026

- INSTRUCTIONS:**
1. Property owners whose Statement of Benefits was approved must file this form with the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
 2. This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between January 1 and May 15, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between January 1 and the extended due date of each year.
 3. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (CF-1).

SECTION 1 TAXPAYER INFORMATION		
Name of taxpayer BARIL COATINGS USA, LLC	County STEBEN	
Address of Taxpayer (street and number, city, state and ZIP code) 401 GROWTH PARKWAY ANGOLA IN 46703	DLGF Taxing District Number 76-012	
Name of Contact Person JOSEPH RABENSTEINE	Telephone Number 260-665-8431	Email Address j.rabensteine@barilcoatings.us

SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of Designating Body COMMON COUNCIL OF THE CITY OF ANGOLA	Resolution Number 2019-756	Estimated Start Date (month, day, year) 06/01/2019
Location of Property 401 GROWTH PARKWAY ANGOLA IN 46703	Actual Start Date (month, day, year) 07/31/2019	
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired. THREE (3) NEW BASKET MILLS AND ADDITIONAL MIXING AND PRODUCTION EQUIPMENT	Estimated Completion Date (month, day, year) 12/31/2021	
Actual Completion Date (month, day, year) 12/31/2021		

SECTION 3 EMPLOYEES AND SALARIES			
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees		38	54
Salaries		2,165,389	3,779,279
Number of Employees Retained		38	38
Salaries		2,165,389	2,165,389
Number of Additional Employees		5	16
Salaries		200,000	1,613,890

SECTION 4 COST AND VALUES								
AS ESTIMATED ON SB-1	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project								
Plus: Values of Proposed Project	200,000							
Less: Values of Any Property Being Replaced								
Net Values Upon Completion of Project	200,000							
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project	77,808	14,005						
Plus: Values of Proposed Project	122,192	34,731						
Less: Values of Any Property Being Replaced								
Net Values Upon Completion of Project	200,000	48,736						

NOTE: The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6 (c).

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER		
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted		
Amount of Hazardous Waste Converted		
Other Benefits:		

SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of Authorized Representative <i>Joseph Rabensteine</i>	Title Controller	Date Signed (month, day, year) 03/31/2025

Prepared by: CMH, LLC • 123 E 8TH STREET, MICHIGAN CITY, IN 46360 • 219-874-0210

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)

INSTRUCTIONS: (IC 6-1.1-12.1-5.9)

1. Within forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits.
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. If a notice is mailed to a property owner, a copy of the written notice will be sent to the county assessor and the county auditor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made a reasonable effort to substantially comply with the Statement of Benefits and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made a reasonable effort to comply, the designating body shall adopt a resolution terminating the deduction. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:			
<input checked="" type="checkbox"/>	The property owner IS in substantial compliance		
<input type="checkbox"/>	The property owner IS NOT in substantial compliance		
<input type="checkbox"/>	Other (specify) _____		
Reasons for the Delemination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year) April 7, 2025
Attested By		Designating Body Common Council	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.			
Time of Hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing

HEARING RESULTS (to be completed after the hearing)	
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied (see Instruction 5 above)
Reasons for the Determination (attach additional sheets if necessary)	
Signature of Authorized Member	
Date Signed (month, day, year)	
Attested By	Designating Body

APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]	
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.	

**Baril Coatings USA, LLC
401 Growth Pkwy
Angola, IN 46703**

Attachment to Form CF-1

Qualified Equipment Additions

<u>Description</u>	<u>Cost</u>	<u>In Service Date</u>
Beginning values through 5/31/19	\$ -	
1/2/20 - 1/1/21		
Floor Scrubbing Machine	12,987.08	
Aerosol Filing Machine	2,500.00	
New Racking and Shelving For Warehouse	10,880.03	
Water Cooled Vats	9,120.00	
New Scale	2,507.00	
Sulair Premium Refrigerated Air Dryer	5,832.49	
Surveillance Cameras	10,799.90	
Disposals	-	
Subtotal	<u>54,626.50</u>	
1/2/21 - 1/1/22		
Tank Washing Machine	101,516.46	
Mezzanine for Lift Tables	19,470.00	
Bottom Fill - Filling Machine	23,900.00	
450L Water-Jacketed Tank	5,965.29	
Floorscale	3,525.00	
Paint Mixer/Shaker Machine	13,327.00	
New Mixer Unit	52,489.65	
Neumatic Boom Lift	4,725.00	
Disposals	-	
Excess over resolution limit	(157,352.45)	
Subtotal	<u>67,565.95</u>	
Total through 1/1/25	<u>\$ 122,192.45</u>	

**** Limited to \$200,000 per resolution**



**COMPLIANCE WITH STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51766 (R6 / 4-23)
Prescribed by the Department of Local Government Finance

20 25 PAY 20 26
FORM CF-1 / Real Property

PRIVACY NOTICE
The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

INSTRUCTIONS:

1. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
2. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
3. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15 or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
4. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1 TAXPAYER INFORMATION

Name of Taxpayer BARIL COATINGS USA, LLC		County STEUBEN
Address of Taxpayer (number and street, city, state, and ZIP code) 401 GROWTH PARKWAY, ANGOLA, IN 46703		DLGF Taxing District Number 76-012
Name of Contact Person JOSEPH RABENSTEINE	Telephone Number (260) 665-8431	Email Address J.RABENSTEINE@BARILCOATINGS.US

SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY

Name of Designating Body COMMON COUNCIL OF THE CITY OF ANGOLA	Resolution Number 2019-756	Estimated Start Date (month, day, year) 6/1/2019
Location of Property 401 GROWTH PARKWAY, ANGOLA, IN, 46703		Actual Start Date (month, day, year)
Description of Real Property Improvements 20,000 SQUARE FEET OF NEW WAREHOUSE CONSTRUCTION AND RESEIGN OF EXISTING SPACE TO ACCOMODATE NEW BASKET MILLS AND PRODUCTION EQUIPMENT		Estimated Completion Date (month, day, year) 11/30/2019
		Actual Completion Date (month, day, year) 09/30/2020

SECTION 3 EMPLOYEES AND SALARIES

EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees	38	54
Salaries	2,165,389	3,779,279
Number of Employees Retained	38	38
Salaries	2,165,389	2,165,389
Number of Additional Employees	5	16
Salaries	200,000	1,613,890

SECTION 4 COST AND VALUES

COST AND VALUES	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
AS ESTIMATED ON SB-1		
Values Before Project	\$ 675,000	\$ 382,800
Plus: Values of Proposed Project	\$ 1,500,000	\$
Less: Values of Any Property Being Replaced	\$ 0	\$
Net Values Upon Completion of Project	\$ 2,200,000	\$
ACTUAL		
Values Before Project	\$ 946,274	\$ 382,800
Plus: Values of Proposed Project	\$ 1,484,754	\$
Less: Values of Any Property Being Replaced	\$ 0	\$
Net Values Upon Completion of Project	\$ 2,431,028	\$ 382,800

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted		
Amount of Hazardous Waste Converted		
Other Benefits:		

SECTION 6 TAXPAYER CERTIFICATION

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

Signature of Authorized Representative <i>Joseph Rabensteine</i>	Title Controller	Date Signed (month, day, year) 03/31/2025
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OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)

INSTRUCTIONS: (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property), and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:			
<input checked="" type="checkbox"/>	The Property Owner IS in Substantial Compliance		
<input type="checkbox"/>	The Property Owner IS NOT in Substantial Compliance		
<input type="checkbox"/>	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year) April 7, 2025
Attested By		Designating Body Common Council	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)			
Time of Hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing

HEARING RESULTS (to be completed after the hearing)			
<input type="checkbox"/> Approved		<input type="checkbox"/> Denied (see Instruction 4 above)	
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year) April 7, 2025
Attested By		Designating Body Common Council	
APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]			
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			



**COMPLIANCE WITH STATEMENT OF BENEFITS
PERSONAL PROPERTY**

State Form 51765 (R7 / 12-22)

Prescribed by the Department of Local Government Finance

PRIVACY NOTICE
This form contains confidential information pursuant to IC 6-1.1-35-9 and IC 6-1.1-12.1-5.6.

FORM CF-1 / PP

20__ Pay 20__

- INSTRUCTIONS:**
1. Property owners whose Statement of Benefits was approved must file this form with the local designating body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
 2. This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between January 1 and May 15, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between January 1 and the extended due date of each year.
 3. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (CF-1).

SECTION 1 TAXPAYER INFORMATION								
Name of Taxpayer JK Ice Ventures, Inc.						County Steuben		
Address of Taxpayer (number and street, city, state, and ZIP code) 319 Pokagon Trail, Suite C Angola, IN 46703						DLGF Taxing District Number 76012		
Name of Contact Person Kenneth Wilson				Telephone Number (260) 665-9384		Email Address ken@jjci.com		
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY								
Name of Designating Body City of Angola				Resolution Number 2023-849		Estimated State Date (month, day, year) 09/01/2023		
Location of Property 319 Pokagon Trail, Suite C Angola, IN 46703						Actual Start Date (month, day, year) 09/01/2023		
Description of new manufacturing equipment, new research and development equipment, new information technology equipment, or new logistical distribution equipment to be acquired.						Estimated Completion Date (month, day, year) 11/30/2023		
						Actual Completion Date (month, day, year)		
SECTION 3 EMPLOYEES AND SALARIES								
EMPLOYEES AND SALARIES			AS ESTIMATED ON SB-1			ACTUAL		
Current Number of Employees			34			34		
Salaries			\$2,220,000			\$2,350,000		
Number of Employees Retained			34			34		
Salaries			\$2,220,000			\$2,220,000		
Number of Additional Employees			3			0		
Salaries			\$165,000			\$130,000		
SECTION 4 COST AND VALUES								
AS ESTIMATED ON SB-1	MANUFACTURING EQUIPMENT		RESEARCH & DEVELOPMENT EQUIPMENT		LOGISTICAL DISTRIBUTION EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project	\$ 1,229,150	\$	\$	\$	\$ 100,500	\$	\$ 4,950	\$
Plus: Values of Proposed Project	\$ 969,000	\$	\$	\$	\$ 34,950	\$	\$	\$
Less: Values of Any Property Being Replaced	\$	\$	\$	\$	\$	\$	\$	\$
Net Values Upon Completion of Project	\$ 2,198,150	\$	\$	\$	\$ 135,450	\$	\$ 4,950	\$
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project	\$ 1,229,150	\$	\$	\$	\$ 100,500	\$	\$ 4,950	\$
Plus: Values of Proposed Project	\$ 827,128	\$	\$	\$	\$ 34,950	\$	\$	\$
Less: Values of Any Property Being Replaced	\$	\$	\$	\$	\$	\$	\$	\$
Net Values Upon Completion of Project	\$ 2,056,278	\$	\$	\$	\$ 135,450	\$	\$ 4,950	\$
NOTE: The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6(c).								
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER								
WASTE CONVERTED AND OTHER BENEFITS				AS ESTIMATED ON SB-1		ACTUAL		
Amount of Solid Waste Converted								
Amount of Hazardous Waste Converted								
Other Benefits:								
SECTION 6 TAXPAYER CERTIFICATION								
I hereby certify that the representations in this statement are true.								
Signature of Authorized Representative <i>Kenneth Wilson</i>				Title President		Date Signed (month, day, year) 3/26/2025		

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)

INSTRUCTIONS: (IC 6-1.1-12.1-5.9)

1. Within forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits.
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. If a notice is mailed to a property owner, a copy of the written notice will be sent to the county assessor and the county auditor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made a reasonable effort to substantially comply with the Statement of Benefits and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made a reasonable effort to comply, the designating body shall adopt a resolution terminating the deduction. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner, (2) the county auditor, and (3) the county assessor.

We have reviewed the CF-1 and find that:			
<input checked="" type="checkbox"/>	The property owner IS in substantial compliance		
<input type="checkbox"/>	The property owner IS NOT in substantial compliance		
<input type="checkbox"/>	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year) April 7, 2025
Attested By		Designating Body Common Council	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.			
Time of Hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing

HEARING RESULTS (to be completed after the hearing)

<input type="checkbox"/> Approved	<input type="checkbox"/> Denied (see Instruction 5 above)
Reasons for the Determination (attach additional sheets if necessary)	
Signature of Authorized Member	
Date Signed (month, day, year)	
Attested By	Designating Body

APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R6 / 4-23)

Prescribed by the Department of Local Government Finance

20 26 PAY 20 26

FORM CF-1 / Real Property

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.3 (k) and (l).

INSTRUCTIONS:

1. Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).
2. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
3. This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15 or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.3(j))
4. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1 TAXPAYER INFORMATION		
Name of Taxpayer Terrace Place Apartments LLC		County Steuben
Address of Taxpayer (number and street, city, state, and ZIP code) 319 Pokagon Trail Ste A		DLGF Taxing District Number 76012
Name of Contact Person Kenneth Wilson	Telephone Number (260) 905-9510	Email Address ken@jici.com
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of Designating Body City of Angola	Resolution Number 2023-853	Estimated Start Date (month, day, year) 09/01/2023
Location of Property 400 N Terrace Blvd Angola, IN 46703		Actual Start Date (month, day, year) 09/01/2023
Description of Real Property Improvements 61 Units of Housing for the Angola and Steuben County Market.		Estimated Completion Date (month, day, year) 08/01/2024
		Actual Completion Date (month, day, year) 8/31/2024
SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees		
Salaries		
Number of Employees Retained		
Salaries		
Number of Additional Employees		
Salaries		
SECTION 4 COST AND VALUES		
COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values Before Project	\$	\$
Plus: Values of Proposed Project	\$ 9,200,000	\$
Less: Values of Any Property Being Replaced	\$	\$
Net Values Upon Completion of Project	\$ 9,200,000	\$
ACTUAL	COST	ASSESSED VALUE
Values Before Project	\$	\$
Plus: Values of Proposed Project	\$ 9,293,179	\$
Less: Values of Any Property Being Replaced	\$	\$
Net Values Upon Completion of Project	\$ 9,293,179	\$
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER		
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted		
Amount of Hazardous Waste Converted		
Other Benefits:		
SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of Authorized Representative <i>Kenneth Wilson</i>	Title Managing Member	Date Signed (month, day, year) 3/26/2025

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)

INSTRUCTIONS: (IC 6-1.1-12.1-5.3 and IC 6-1.1-12.1-5.9)

1. Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property), and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:			
<input checked="" type="checkbox"/>	The Property Owner IS in Substantial Compliance		
<input type="checkbox"/>	The Property Owner IS NOT in Substantial Compliance		
<input type="checkbox"/>	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year) April 7, 2025
Attested By		Designating Body Common Council	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)			
Time of Hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing

HEARING RESULTS (to be completed after the hearing)			
<input type="checkbox"/> Approved		<input type="checkbox"/> Denied (see Instruction 4 above)	
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year) April 7, 2025
Attested By		Designating Body Common Council	

APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.



**COMPLIANCE WITH STATEMENT OF BENEFITS
PERSONAL PROPERTY**

State Form 51765 (R7 / 12-22)

Prescribed by the Department of Local Government Finance

PRIVACY NOTICE
This form contains confidential information pursuant to IC 6-1.1-35-9 and IC 6-1.1-12.1-5.6.

FORM CF-1 / PP

20__ Pay 20__

- INSTRUCTIONS:**
1. Property owners whose Statement of Benefits was approved must file this form with the local designating body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
 2. This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between January 1 and May 15, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between January 1 and the extended due date of each year.
 3. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (CF-1).

SECTION 1 TAXPAYER INFORMATION

Name of Taxpayer Precision Edge Surgical Products LLC		County Steuben
Address of Taxpayer (number and street, city, state, and ZIP code) 1910 N Wayne Street, Angola, IN 46703		DLGF Taxing District Number 76012
Name of Contact Person Ann Marie Collins	Telephone Number (214) 244-5442	Email Address acollins@savills.us

SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY

Name of Designating Body Angola Common Council	Resolution Number 2018-726	Estimated State Date (month, day, year) 2-25-18
Location of Property 1910 N Wayne Street, Angola, IN 46703		Actual Start Date (month, day, year) 2-25-18
Description of new manufacturing equipment, new research and development equipment, new information technology equipment, or new logistical distribution equipment to be acquired.		Estimated Completion Date (month, day, year) 12-31-18
		Actual Completion Date (month, day, year) 12-31-18

SECTION 3 EMPLOYEES AND SALARIES

EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees	38	69
Salaries	1356600	2947799
Number of Employees Retained	38	38
Salaries	1356600	1623436
Number of Additional Employees	9	31
Salaries	316700	1324382

SECTION 4 COST AND VALUES

AS ESTIMATED ON SB-1	MANUFACTURING EQUIPMENT		RESEARCH & DEVELOPMENT EQUIPMENT		LOGISTICAL DISTRIBUTION EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project	\$ 2579628	\$ 922843	\$	\$	\$	\$	\$	\$
Plus: Values of Proposed Project	\$ 2660000	\$ 922843	\$	\$	\$	\$	\$ 6800	\$ 6800
Less: Values of Any Property Being Replaced	\$	\$	\$	\$	\$	\$	\$	\$
Net Values Upon Completion of Project	\$	\$	\$	\$	\$	\$	\$	\$
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project	\$	\$	\$	\$	\$	\$	\$	\$
Plus: Values of Proposed Project	\$	\$	\$	\$	\$	\$	\$	\$
Less: Values of Any Property Being Replaced	\$	\$	\$	\$	\$	\$	\$	\$
Net Values Upon Completion of Project	\$	\$	\$	\$	\$	\$	\$	\$

NOTE: The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6(c).

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted		
Amount of Hazardous Waste Converted		
Other Benefits:		

SECTION 6 TAXPAYER CERTIFICATION

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

Signature of Authorized Representative <i>Deanie Boswell</i>	Title Controller	Date Signed (month, day, year) 3/28/2025
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OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)

INSTRUCTIONS: (IC 6-1.1-12.1-5.9)

1. Within forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits.
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. If a notice is mailed to a property owner, a copy of the written notice will be sent to the county assessor and the county auditor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made a reasonable effort to substantially comply with the Statement of Benefits and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made a reasonable effort to comply, the designating body shall adopt a resolution terminating the deduction. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:			
<input checked="" type="checkbox"/>	The property owner IS in substantial compliance		
<input type="checkbox"/>	The property owner IS NOT in substantial compliance		
<input type="checkbox"/>	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year) April 7, 2025
Attested By		Designating Body Common Council	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.			
Time of Hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing

HEARING RESULTS (to be completed after the hearing)			
<input type="checkbox"/> Approved		<input type="checkbox"/> Denied (see Instruction 5 above)	
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body	

APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.



COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R7 / 12-22)

Prescribed by the Department of Local Government Finance

PRIVACY NOTICE
This form contains confidential information pursuant to IC 6-1.1-35-9 and IC 6-1.1-12.1-5.6.

FORM CF-1 / PP
20__ Pay 20__

- INSTRUCTIONS:**
1. Property owners whose Statement of Benefits was approved must file this form with the local designating body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
 2. This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between January 1 and May 15, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between January 1 and the extended due date of each year.
 3. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (CF-1).

SECTION 1 TAXPAYER INFORMATION

Name of Taxpayer Precision Edge Surgical Products LLC		County Steuben
Address of Taxpayer (number and street, city, state, and ZIP code) 1910 N Wayne Street, Angola, IN 46703		DLGF Taxing District Number 76012
Name of Contact Person Ann Marie Collins	Telephone Number (214) 244-5442	Email Address acollins@savills.us

SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY

Name of Designating Body Angola Common Council	Resolution Number 2022-835	Estimated State Date (month, day, year) 9-20-22
Location of Property 1910 N Wayne Street, Angola, IN 46703		Actual Start Date (month, day, year) 9-20-22
Description of new manufacturing equipment, new research and development equipment, new information technology equipment, or new logistical distribution equipment to be acquired.		Estimated Completion Date (month, day, year) 12-31-22
		Actual Completion Date (month, day, year)

SECTION 3 EMPLOYEES AND SALARIES

EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees	39	69
Salaries	1970007	2947799
Number of Employees Retained	39	39
Salaries	1970007	1666147
Number of Additional Employees		30
Salaries		1281652

SECTION 4 COST AND VALUES

AS ESTIMATED ON SB-1	MANUFACTURING EQUIPMENT		RESEARCH & DEVELOPMENT EQUIPMENT		LOGISTICAL DISTRIBUTION EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project	\$	\$	\$	\$	\$	\$	\$	\$
Plus: Values of Proposed Project	\$ 940000	\$	\$	\$	\$	\$	\$	\$
Less: Values of Any Property Being Replaced	\$	\$	\$	\$	\$	\$	\$	\$
Net Values Upon Completion of Project	\$ 940000	\$	\$	\$	\$	\$	\$	\$
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project	\$	\$	\$	\$	\$	\$	\$	\$
Plus: Values of Proposed Project	\$	\$	\$	\$	\$	\$	\$	\$
Less: Values of Any Property Being Replaced	\$	\$	\$	\$	\$	\$	\$	\$
Net Values Upon Completion of Project	\$	\$	\$	\$	\$	\$	\$	\$

NOTE: The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6(c).

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted		
Amount of Hazardous Waste Converted		
Other Benefits:		

SECTION 6 TAXPAYER CERTIFICATION

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

Signature of Authorized Representative <i>Deanie Boswell</i>	Title Controller	Date Signed (month, day, year) 3/28/2025
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OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)

INSTRUCTIONS: (IC 6-1.1-12.1-5.9)

1. Within forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits.
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. If a notice is mailed to a property owner, a copy of the written notice will be sent to the county assessor and the county auditor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made a reasonable effort to substantially comply with the Statement of Benefits and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made a reasonable effort to comply, the designating body shall adopt a resolution terminating the deduction. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.

We have reviewed the CF-1 and find that:			
<input checked="" type="checkbox"/>	The property owner IS in substantial compliance		
<input type="checkbox"/>	The property owner IS NOT in substantial compliance		
<input type="checkbox"/>	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year) April 7, 2025
Attested By		Designating Body Common Council	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.			
Time of Hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing

HEARING RESULTS (to be completed after the hearing)			
<input type="checkbox"/> Approved		<input type="checkbox"/> Denied (see Instruction 5 above)	
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body	
APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]			
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			



**COMPLIANCE WITH STATEMENT OF BENEFITS
PERSONAL PROPERTY**

State Form 51765 (R7 / 12-22)

Prescribed by the Department of Local Government Finance

PRIVACY NOTICE
This form contains confidential information pursuant to IC 6-1.1-35-9 and IC 6-1.1-12.1-5.6.

FORM CF-1 / PP

20__ Pay 20__

- INSTRUCTIONS:**
1. Property owners whose Statement of Benefits was approved must file this form with the local designating body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
 2. This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between January 1 and May 15, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between January 1 and the extended due date of each year.
 3. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (CF-1).

SECTION 1 TAXPAYER INFORMATION

Name of Taxpayer Precision Edge Surgical Products LLC		County Steuben
Address of Taxpayer (number and street, city, state, and ZIP code) 1910 N Wayne Street, Angola, IN 46703		DLGF Taxing District Number 76012
Name of Contact Person Ann Marie Collins	Telephone Number (214) 244-5442	Email Address acollins@savills.us

SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY

Name of Designating Body Angola Common Council	Resolution Number 2024-874	Estimated State Date (month, day, year) 10-15-24
Location of Property 1910 N Wayne Street, Angola, IN 46703		Actual Start Date (month, day, year) 10-15-24
Description of new manufacturing equipment, new research and development equipment, new information technology equipment, or new logistical distribution equipment to be acquired.		Estimated Completion Date (month, day, year) 12-31-24
		Actual Completion Date (month, day, year) 12-31-24

SECTION 3 EMPLOYEES AND SALARIES

EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees	41	69
Salaries	1911420	2947799
Number of Employees Retained	41	41
Salaries	1911420	1751602
Number of Additional Employees	3	28
Salaries	137250	1196212

SECTION 4 COST AND VALUES

AS ESTIMATED ON SB-1	MANUFACTURING EQUIPMENT		RESEARCH & DEVELOPMENT EQUIPMENT		LOGISTICAL DISTRIBUTION EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project	\$	\$	\$	\$	\$	\$	\$	\$
Plus: Values of Proposed Project	\$ 3020728	\$	\$	\$	\$	\$	\$	\$
Less: Values of Any Property Being Replaced	\$	\$	\$	\$	\$	\$	\$	\$
Net Values Upon Completion of Project	\$ 3020728	\$	\$	\$	\$	\$	\$	\$
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project	\$	\$	\$	\$	\$	\$	\$	\$
Plus: Values of Proposed Project	\$	\$	\$	\$	\$	\$	\$	\$
Less: Values of Any Property Being Replaced	\$	\$	\$	\$	\$	\$	\$	\$
Net Values Upon Completion of Project	\$	\$	\$	\$	\$	\$	\$	\$

NOTE: The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6(c).

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of Solid Waste Converted		
Amount of Hazardous Waste Converted		
Other Benefits:		

SECTION 6 TAXPAYER CERTIFICATION

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

Signature of Authorized Representative <i>Deanie Boswell</i>	Title Controller	Date Signed (month, day, year) 3/28/2025
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OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)

INSTRUCTIONS: (IC 6-1.1-12.1-5.9)

1. Within forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits.
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination, including the date, time, and place of a hearing to be conducted by the designating body. If a notice is mailed to a property owner, a copy of the written notice will be sent to the county assessor and the county auditor.
3. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made a reasonable effort to substantially comply with the Statement of Benefits and whether any failure to substantially comply was caused by factors beyond the control of the property owner.
4. If the designating body determines that the property owner has **NOT** made a reasonable effort to comply, the designating body shall adopt a resolution terminating the deduction. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner, (2) the county auditor, and (3) the county assessor.

We have reviewed the CF-1 and find that:			
<input checked="" type="checkbox"/>	The property owner IS in substantial compliance		
<input type="checkbox"/>	The property owner IS NOT in substantial compliance		
<input type="checkbox"/>	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year) April 7, 2025
Attested By		Designating Body Common Council	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.			
Time of Hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing

HEARING RESULTS (to be completed after the hearing)			
<input type="checkbox"/> Approved		<input type="checkbox"/> Denied (see Instruction 5 above)	
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year)
Attested By		Designating Body	

APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.