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

Monday, March 17, 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 3 minutes. (attachment)
 - Minutes of the February 3 Board of Public Works and Safety meeting presented for Council information. (attachment)

UNFINISHED BUSINESS

- 1. Public hearing regarding the proposed additional appropriation to Local Road and Bridge Matching Grant Fund. <u>Ordinance No. 1771-2025.</u> ADDITIONAL APPROPRIATION ORDINANCE FOR THE CITY OF ANGOLA, INDIANA LOCAL ROAD AND BRIDGE MATCHING GRANT FUND. (third reading) (attachment)
- 2. Discussion regarding acquisition of Fairhaven Development property on Redding Road.
- 3. Other unfinished business.

NEW BUSINESS

- 1. <u>Resolution No. 2025-889.</u> 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. (attachment)
- 2. <u>Resolution No. 2025-890.</u> A RESOLUTION PROVIDING FOR THE TRANSFER OF CASH TO THE LOCAL ROAD AND BRIDGE MATCHING GRANT FUND. (attachment)
- 3. Request approval of 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. (attachment)

- 4. Request approval of 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. (attachment)
- 5. Request approval of the Proposal for Professional Services for City of Angola GIS Based Programs of in the amount of \$29,000.00. (attachment)
- 6. Review and determine if Feddema Industries, Inc. located at 1305 Wohlert Street is or is not in substantial compliance with the Statement of Benefits for Personal Property...
 - Resolution No. 2020-789, five years (attachment)
 - Resolution No. 2021-801, five years (attachment)
 - Resolution No. 2022-826, five years (attachment)
- 7. Review and determine if Univertical LLC located at 203 Weatherhead Street is or is not in compliance with Statement of Benefits for ... (attachment)
 - Personal Property (Resolution No. 2019-752, five years)
 - Personal Property (Resolution No. 2019-766, five years)
 - Real Estate Improvements (Resolution No. 2021-798, ten years)
 - Personal Property (Resolution No. 2024-865, five years)
 - Real Estate Improvements (Resolution No. 2024-866, five years)
- 8. Review and determine if Angola Wire Products, Inc. located at 803 Wohlert Street is or is not in substantial compliance with the Statement of Benefits for Personal Property...
 - Resolution No. 2020-786, five years (attachment)
 - Resolution No. 2024-871, five years (attachment)
- Review and determine if Duke & Billy's Realty LLC (DBA Duke Imports Inc.) located at 1105 N Williams St. is or is not in substantial compliance with the Statement of Benefits for Real Estate Improvements. (Resolution No. 2021-797, seven years) (attachment)
- 10. Request termination of tax abatements for EJ Brooks (Tyden Brooks) formerly located at 409 Hoosier Drive and no longer in business. Real Estate Improvements and Personal Property Resolution No. 2020-776.
- 11. Annual Report of the Redevelopment Commission Treasurer. (attached)
- 12. Clerk-Treasurer's Depository Statement and Cash Reconcilement for the month ending February 2025 is presented for Council information. (attachment)
- 13. Reports:
 - Clerk-Treasurer
 - Department head

- 14. Request approval of the Allowance of Accounts Payable Vouchers 73228 through 73496 totaling \$1,204,213.50 which includes interfund transfers of \$95,167.89.
- 15. Other new business.

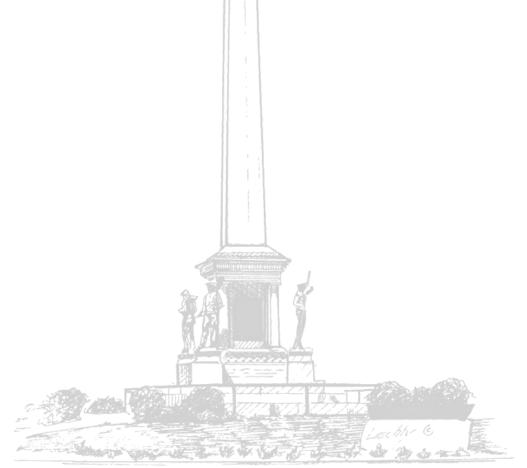
NEXT MEETING

The next Common Council meeting is Monday April 7, 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, <u>clerktreasurer@angolain.org</u> as soon as possible but no later than three business days before the scheduled event.



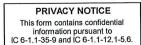


INSTRUCTIONS:

COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R7 / 12-22)

Prescribed by the Department of Local Government Finance



FORM CF-1 / PP 2025 PAY 2026

SCIL	bed by the Department of Local Government r mance
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 have been compliance with the Statement of Benefits (IC 6-1 1-12 1-5 6)

- there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
 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-I).

SECTION 1		TAXF	PAYER INFO	RMATION					
Name of taxpayer FEDDEMA INDUSTRIES, INC.									
Address of Taxpayer (street and number, city, state and ZIP code) P O BOX 246								District Numb	ber
ANGOLA IN 46703							76012		
Name of Contact PersonTelephone NumberLEN FEDDEMA(260)665-6463							Email Addres	3S	
SECTION 2	LOC	CATION AND DE	SCRIPTION	OF PROPERTY					
Name of Designating Body ANGOLA CITY COUNCIL				esolution Number	ſ		Estimated Sta 12/15/2	art Date (month 2020	, day, year)
Location of Property 1460 WOHLERT S ANGOLA IN 46	Т 703						Actual Start D 12/15/2	0ate <i>(month, da</i> 2020	y, year)
Description of new manufacturing equipment, or technology equipment, or new logistical distributi	new research a		equipment,	or new informatio	n		Estimated Co 03/31/2		month, day, year)
DOOSAN MACHINE							Actual Compl 02/11/2	etion Date <i>(mo</i> 2021	nth, day, year)
SECTION 3	Phillippen.	EMPLOYE	ES AND SA	LARIES	Tre's				
EMPI	OYEES AND	SALARIES				AS EST	IMATED ON SB		CTUAL
Current Number of Employees							1		14
Salaries							534,00		534,000
Number of Employees Retained							1		14
Salaries							634,00	1	534,000
Number of Additional Employees							570,00		447,502
Salaries	and the second			-0		in the second	370,00	0	447,502
SECTION 4	MANUEA	CTURING	AND VALUE			OGIST	DIST		
	EQUIP	MENT	R & D E	QUIPMENT		EQUIPN	IENT	IT EQU	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COS	т	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project									
Plus: Values of Proposed Project	379,339								
Less: Values of Any Property Being Replaced									
Net Values Upon Completion of Project	379,339	10050055							
ACTUAL							ACCECCED		ACCECCED
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COS	т	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project	COST		COST		cos	т		COST	
Values Before Project Plus: Values of Proposed Project	COST 391,611		COST		COS	т		COST	
			COST		COS	T		COST	
Plus: Values of Proposed Project			COST		COS	T		COST	
Plus: Values of Proposed Project Less: Values of Any Property Being Replaced	391,611 391,611	VALUE			COS	T		COST	
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	391, 611 391, 611 I pursuant to IC	VALUE	(c).				VALUE	COST	
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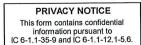


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FORM CF-1 / PP 2025 PAY 2026

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- 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:						
	✓ The property owner IS in substantial compliance					
	The property owner IS NOT in substantial compliance					
	Other (specify)					
Reaso	ns for the Delermination (attach additional sheets if necessary)					
a.				Date Signed (month, day, year)		
Signat	ure of Authorized Member			March 3, 2025		
Attest	ed By		ating Body Imon Council			
16.41	property owner is found not to be in substantial compliance, the property			a bearing. The following date and		
time	has been set aside for the purpose of considering compliance.	Owner		a nearing. The following date and		
Time	of Hearing AM Date of Hearing (month, day, year	r)	Location of Hearing			
	PM					
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Reaso	ins for the Determination (attach additional sheets in necessary)					
Signa	ture of Authorized Member			Date Signed (month, day, year)		
Attest	ed By	Design	aling Body			
	APPEAL RIGHTS	IC 6-1.1	-12.1-5.9(e)]			
A pro or Si	operty owner whose deduction is denied by the designating body may appeal the desuperior Court together with a bond conditioned to pay the costs of the appeal if the appeal if the appeal is the appeal in the appeal is the appeal in the appeal is the appe	signating opeal is d	body's decision by filing a complaint i etermined against the property owne	in the office of the clerk of the Circuit r.		



INSTRUCTIONS:

COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

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PRIVACY NOTICE

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

With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (CF-I). 3.

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Address of Taxpayer (street and number, city, state and ZIP code) P O BOX 246							DLGF Taxing District Number 76012		
ANGOLA IN 46703									
Name of Contact PersonTelephone NumberLEN FEDDEMA(260)665-6463						Email Addres	S		
SECTION 2	LOG	CATION AND DE	SCRIPTION	OF PROPERTY	No. Fr. A	New States	the start		
Name of Designating Body Resolution Number ANGOLA CITY COUNCIL 2021-801							art Date (monti 2021	n, day, year)	
Location of Property 1460 WOHLERT ST Actual Start Date (month, day, year)							ıy, year)		
ANGOLA IN 46 Description of new manufacturing equipment, or		and development	equipment.	or new information	n	Estimated Co	mpletion Date	(month, day, year)	
technology equipment, or new logistical distribution New Horizontal CNC mill w	ion equipment t	to be acquired.				06/30/2	2021		
to achieve new business		-	-			06/03/2	2021	nth, day, year)	
SECTION 3	Section 1	EMPLOYE	ES AND SA		a line and	is the shall	a shares	See. M	
	LOYEES AND				AS	ESTIMATED ON SB	-1 A	CTUAL	
Current Number of Employees						1	4	14	
Salaries						534,00	0	534,000	
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Salaries						534,00	0	534,000	
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Salaries						70,00	0	447,502	
SECTION 4	en Selver al Se		AND VALU	ES					
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AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	
Values Before Project									
Plus: Values of Proposed Project	400,000								
Less: Values of Any Property Being Replaced				1 1		1 1			
Net Values Upon Completion of Project	400,000							·	
Net Values Upon Completion of Project ACTUAL	400,000 COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	соѕт	ASSESSED VALUE	
			COST		COST		COST		
ACTUAL			COST		COST		COST		
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FORM CF-1 / PP

2025 PAY 2026

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Reaso	ns for the Delermination (attach additional sheets if necessary)						
Signat	ure of Authorized Member				Date Signed (month, day, year)		
Attort	Dd By	Design	ating Body		March 3, 2025		
Atteste	cu dy		nmon Council				
If the time	property owner is found not to be in substantial compliance, the property has been set aside for the purpose of considering compliance.	owner	shall receive the opportur	nity for	a hearing. The following date and		
Time	of Hearing AM Date of Hearing (month, day, yea	r)	Location of Hearing				
	PM						
	HEARING RESULTS (to be a	comple					
Des	Approved		Deni	ed (sea	e Instruction 5 above)		
Reaso	ons for the Determination (attach additional sheets if necessary)						
Signa	ture of Authorized Member				Date Signed (month, day, year)		
Attest	ed By	Design	ating Body				
	APPEAL RIGHTS [IC 6-1.1	1-12.1-5.9(e)]				
A pro	operty owner whose deduction is denied by the designating body may appeal the des	ignating	body's decision by filing a co	mplaint	in the office of the clerk of the Circuit		
or St	perior Court together with a bond conditioned to pay the costs of the appeal if the ap	peal is d	letermined against the proper	ty owne	r.		



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.

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)

 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.

З.	With the approval of the designating body,	compliance information for multiple projects may be consolidated on one (1) compliance form (CF-I).

SECTION 1		TAX	PAYER INFO	ORMATION				
Name of taxpayer FEDDEMA INDUSTRIES, INC.						County STEUBE	N	
Address of Taxpayer (street and number, city, state and ZIP code) P O BOX 246							ng District Nun	nber
ANGOLA IN 46703						76012		
Name of Contact Person Telephone Number LEN FEDDEMA (260)665-6463						Email Addre	ess	
SECTION 2	LO	CATION AND DE	SCRIPTION	OF PROPERTY	and the second	Herein an Antonio an A		
Name of Designating Body Resolution Number Est							tart Date (mon 2022	th, day, year)
Location of Property 1460 WOHLERT						Actual Start	Date (month, c	lay, year)
Description of new manufacturing equipment, or			t equipment,	or new informatio	on		ompletion Dat	t∉month, day, year)
technology equipment, or new logistical distribut 2 Citizen Cincom L32, Has	s DX30Y	2 Citiz				Actual Comp		onth, day, year)
Scrubber, Air Compressor,	AIT POW	vered Cra	ine, Pa	liet Chang	ge Mil	.1 / /		
SECTION 3			EES AND SA	LARIES				
	LOYEES AND	SALARIES				AS ESTIMATED ON SI	B-1 /	ACTUAL 16
Current Number of Employees						776,00		776,000
Salaries							16	16
Number of Employees Retained						776,00		776,000
Number of Additional Employees							10	4
Salaries						515,00		305,502
SECTION 4		1900	AND VALU	FO	2 March 1911			
	MANUFA	CTURING				GIST DIST QUIPMENT	IT EQ	UIPMENT
AS ESTIMATED ON SB-1		CTURING					IT EQI COST	UIPMENT ASSESSED VALUE
	EQUIP	CTURING MENT ASSESSED	R & D E		EG	ASSESSED		ASSESSED
AS ESTIMATED ON SB-1	EQUIP	CTURING MENT ASSESSED	R & D E		EG	ASSESSED		ASSESSED
AS ESTIMATED ON SB-1 Values Before Project	EQUIP COST 2,417,089	CTURING MENT ASSESSED	R & D E		EG	ASSESSED		ASSESSED
AS ESTIMATED ON SB-1 Values Before Project Plus: Values of Proposed Project	EQUIP COST 2,417,089	CTURING MENT ASSESSED VALUE	R & D E	QUIPMENT ASSESSED VALUE	EG	ASSESSED VALUE		ASSESSED VALUE
AS ESTIMATED ON SB-1 Values Before Project Plus: Values of Proposed Project Less: Values of Any Property Being Replaced	EQUIP COST 2,417,089 1,747,769	CTURING MENT ASSESSED	R & D E		EG	ASSESSED		ASSESSED
AS ESTIMATED ON SB-1 Values Before Project Plus: Values of Proposed Project Less: Values of Any Property Being Replaced Net Values Upon Completion of Project	EQUIP COST 2,417,089 1,747,769 4,164,858	ASSESSED ASSESSED VALUE	R & D E COST	QUIPMENT ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
AS ESTIMATED ON SB-1 Values Before Project Plus: Values of Proposed Project Less: Values of Any Property Being Replaced Net Values Upon Completion of Project ACTUAL	EQUIP COST 2,417,089 1,747,769 4,164,858	ASSESSED ASSESSED VALUE	R & D E COST	QUIPMENT ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
AS ESTIMATED ON SB-1 Values Before Project Plus: Values of Proposed Project Less: Values of Any Property Being Replaced Net Values Upon Completion of Project ACTUAL Values Before Project	EQUIP COST 2,417,089 1,747,769 4,164,858 COST	ASSESSED ASSESSED VALUE	R & D E COST	QUIPMENT ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
AS ESTIMATED ON SB-1 Values Before Project Plus: Values of Proposed Project Less: Values of Any Property Being Replaced Net Values Upon Completion of Project ACTUAL Values Before Project Plus: Values of Proposed Project	EQUIP COST 2,417,089 1,747,769 4,164,858 COST	ASSESSED ASSESSED VALUE	R & D E COST	QUIPMENT ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
AS ESTIMATED ON SB-1 Values Before Project Plus: Values of Proposed Project Less: Values of Any Property Being Replaced Net Values Upon Completion of Project ACTUAL Values Before Project Plus: Values of Proposed Project Less: Values of Any Property Being Replaced	EQUIP COST 2,417,089 1,747,769 4,164,858 COST 2,434,568 2,434,568	ASSESSED VALUE ASSESSED VALUE	R & D E COST	QUIPMENT ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
AS ESTIMATED ON SB-1 Values Before Project Plus: Values of Proposed Project Less: Values of Any Property Being Replaced Net Values Upon Completion of Project ACTUAL 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 confidentia SECTION 5	EQUIP COST 2,417,089 1,747,769 4,164,858 COST 2,434,568 2,434,568 I pursuant to IC STE CONVERT	ASSESSED VALUE ASSESSED VALUE ASSESSED VALUE	R & D E COST COST COST	QUIPMENT ASSESSED VALUE	COST	ASSESSED VALUE ASSESSED VALUE ASSESSED VALUE	COST	ASSESSED VALUE ASSESSED VALUE
AS ESTIMATED ON SB-1 Values Before Project Plus: Values of Proposed Project Less: Values of Any Property Being Replaced Net Values Upon Completion of Project ACTUAL 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 confidentia SECTION 5 WASTE CONV	EQUIP COST 2,417,089 1,747,769 4,164,858 COST 2,434,568 2,434,568 I pursuant to IC STE CONVERT	ASSESSED VALUE ASSESSED VALUE ASSESSED VALUE	R & D E COST COST COST	QUIPMENT ASSESSED VALUE ASSESSED VALUE ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
AS ESTIMATED ON SB-1 Values Before Project Plus: Values of Proposed Project Less: Values of Any Property Being Replaced Net Values Upon Completion of Project ACTUAL 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 confidentia SECTION 5 WASTE CONV Amount of Solid Waste Converted	EQUIP COST 2,417,089 1,747,769 4,164,858 COST 2,434,568 2,434,568 I pursuant to IC STE CONVERT	ASSESSED VALUE ASSESSED VALUE ASSESSED VALUE	R & D E COST COST COST	QUIPMENT ASSESSED VALUE ASSESSED VALUE ASSESSED VALUE	COST	ASSESSED VALUE ASSESSED VALUE ASSESSED VALUE	COST	ASSESSED VALUE ASSESSED VALUE
AS ESTIMATED ON SB-1 Values Before Project Plus: Values of Proposed Project Less: Values of Any Property Being Replaced Net Values Upon Completion of Project ACTUAL 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 confidentia SECTION 5 WASTE CONV Amount of Solid Waste Converted Amount of Hazardous Waste Converted	EQUIP COST 2,417,089 1,747,769 4,164,858 COST 2,434,568 2,434,568 I pursuant to IC STE CONVERT	ASSESSED VALUE ASSESSED VALUE ASSESSED VALUE	R & D E COST COST COST	QUIPMENT ASSESSED VALUE ASSESSED VALUE ASSESSED VALUE	COST	ASSESSED VALUE ASSESSED VALUE ASSESSED VALUE	COST	ASSESSED VALUE ASSESSED VALUE
AS ESTIMATED ON SB-1 Values Before Project Plus: Values of Proposed Project Less: Values of Any Property Being Replaced Net Values Upon Completion of Project ACTUAL 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 confidentia SECTION 5 WASTE CONV Amount of Solid Waste Converted	EQUIP COST 2,417,089 1,747,769 4,164,858 COST 2,434,568 2,434,568 I pursuant to IC STE CONVERT	ASSESSED VALUE ASSESSED VALUE ASSESSED VALUE	R & D E COST COST COST	QUIPMENT ASSESSED VALUE ASSESSED VALUE ASSESSED VALUE	COST	ASSESSED VALUE ASSESSED VALUE ASSESSED VALUE	COST	ASSESSED VALUE ASSESSED VALUE
AS ESTIMATED ON SB-1 Values Before Project Plus: Values of Proposed Project Less: Values of Any Property Being Replaced Net Values Upon Completion of Project ACTUAL 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 confidentia SECTION 5 WASTE CONV Amount of Solid Waste Converted Amount of Hazardous Waste Converted	EQUIP COST 2,417,089 1,747,769 4,164,858 COST 2,434,568 2,434,568 I pursuant to IC STE CONVERT	ASSESSED VALUE ASSESSED VALUE ASSESSED VALUE	R & D E COST COST COST	QUIPMENT ASSESSED VALUE ASSESSED VALUE ASSESSED VALUE PROMISED BY	COST	ASSESSED VALUE ASSESSED VALUE ASSESSED VALUE	COST	ASSESSED VALUE ASSESSED VALUE
AS ESTIMATED ON SB-1 Values Before Project Plus: Values of Proposed Project Less: Values of Any Property Being Replaced Net Values Upon Completion of Project ACTUAL 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 confidentia SECTION 5 WASS WASSTE CONV Amount of Solid Waste Converted Amount of Hazardous Waste Converted Other Benefits:	EQUIP COST 2,417,089 1,747,769 4,164,858 COST 2,434,568 2,434,568 I pursuant to IC STE CONVERT /ERTED AND C	ASSESSED VALUE ASSESSED VALUE ASSESSED VALUE 6-1.1-12.1-5.6 (ED AND OTHER DTHER BENEFI	R & D E COST COST (c). R BENEFITS	QUIPMENT ASSESSED VALUE ASSESSED VALUE ASSESSED VALUE PROMISED BY	COST	ASSESSED VALUE ASSESSED VALUE ASSESSED VALUE	COST	ASSESSED VALUE ASSESSED VALUE

Prepared by: BUTLER CPA LLC • 733 E NORTH ST, KENDALLVILLE, IN 46755 • (260)347-0475

- 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.
- 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:					
\checkmark	The property owner IS in substantial compliance				
	The property owner IS NOT in substantial compliance				
	Other (specify)				
Reaso	ns for the Delermination (attach additional sheets if necessary)				
Signat	ure of Authorized Member			Date Signed (month, day, year) March 3, 2025	
Atteste	ed By		ating Body		
			mon Council		
If the time	property owner is found not to be in substantial compliance, the property has been set aside for the purpose of considering compliance.	owner	shall receive the opportur	nity for a hearing. The following date and	
Time o	of Hearing Date of Hearing (month, day, year	r)	Location of Hearing		
	РМ				
122	HEARING RESULTS (to be	comple	ted after the hearing)		
	Approved			ed (see Instruction 5 above)	
Reaso	ns for the Determination (attach additional sheets if necessary)				
Signat	ure of Aulhorized Member			Date Signed (month, day, year)	
Atteste	ed By	Designa	ating Body		
	APPEAL RIGHTS [IC 6-1.1	-12.1-5.9(e)]		
	perty owner whose deduction is denied by the designating body may appeal the des perior Court together with a bond conditioned to pay the costs of the appeal if the ap				



March 05, 2025

Retha Hicks Angola City Hall 210 N. Public Square Angola, IN 46703

Retha,

Enclosed are the CF-1 reports for projects: 2019-752 (PP), 2019-766 (PP), 2021-798 (RP), 2024-866(RP), and 2024-865 (PP).

For these projects, please note the following:

- Headcounts included both full-time employees and part-time employees as of the 1/1/25 assessment date. As of the assessment date, Univertical had 85 Full Time and 8 Part-Time employees (1/2 employee).
- Salaries were based on the previous four-quarter 941's and included all compensation.
- Actual spending on the 2019-752, 2019-766, 2021-798, 2024-866 and 2024-865 projects are complete.

As of 1/1/25, Univertical had 3 open positions in the below areas:

- Manufacturing 2
- Logistics- 1

All open positions except the ones noted above were subsequently filled. Univertical continues to recruit through Indeed and Facebook postings. Additionally, the company has been attending more job fairs and getting involved with the Angola High School manufacturing class for tours and to help where needed. Our hourly wages range from \$19.00 to \$36.33 per hour with an average hourly rate of \$25.15.

Please let me know if you have any questions or need anything else. Please let me know the date these will be presented at council.

Sincerely,

Kathleen French

203 Weatherhead Street Angola, Indiana 46703 Tel: 260-665-1500 Fax: 260-665-1400 www.univertical.com



INSTRUCTIONS:

State Form 51765 (R7 / 12-22)

COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

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

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)

 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	Name of Taxpayer County									
UTIVOTIDAI LLO					Steu					
						076-		moer		
Name of Contact Person					ne Numb		0	Email A		
Kathleen French				1)-665			Kirenc	h@univerti	cal.com
SECTION 2	LOC	ATION AND D	DESC				TY	Estimat	nd State Date (m	onth, day, year)
City of Angola Common Council 2019-752					04/0	1/2019				
Location of Property 203 Weatherhead Street, Ang	jola, IN 46	6703						04/0	Start Date (montl 1/2019	
Description of new manufacturing equipment, new new logistical distribution equipment to be acquired	research and de		pment,	, new infor	mation te	chnolog	gy equipment, o		d Completion Dat	e (month, day, year)
Copper Sulfate Crystal expan	sion and a	automate	d ba	agging	ı equi	pme	nt		completion Date	(month, day, year)
SECTION 2	Second Second Second	EMPL OV	ES A		ARIES		朝鮮ないない	00/0	0/2020	
SECTION 3 EMPLOYEES AND SALARIES AS ESTIMATED ON SB-1 ACTUAL										
Current Number of Employees				75.5					89	
Salaries			-		93,20	5			\$6,309,3	04
Number of Employees Retained				75.5	1				75.5	
Salaries \$4,793,205						\$5,364,304				
Number of Additional Employees 1						13.5				
Salaries \$40,000						\$945,000				
SECTION 4		COS	T AN	D VALUE		17477		N. W. W. Contraction		
MANUFACTURING RESEARCH & LOGISTICAL DIS EQUIPMENT DEVELOPMENT EQUIPMENT										
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	C	COST	ASSES VAL		COST	ASSESSI VALUE		ASSESSED VALUE
Values Before Project	\$ 10,067,290	\$	\$		\$		\$	\$	\$	\$
Plus: Values of Proposed Project	\$ 1,020,000	\$	\$		\$		\$	\$	\$	\$
Less: Values of Any Property Being Replaced	\$	\$	\$		\$		\$	\$	\$	\$
Net Values Upon Completion of Project	\$ 11,087,290	\$	\$		\$		\$	\$	\$	\$
ACTUAL	соѕт	ASSESSED VALUE	0	COST	ASSE		COST	ASSESSI VALUE		ASSESSED VALUE
Values Before Project	\$ 10,067,290	\$	\$		\$		\$	\$	\$	\$
Plus: Values of Proposed Project	\$ 1,298,751	\$	\$		\$		\$	\$	\$	\$
Less: Values of Any Property Being Replaced	\$	\$	\$		\$		\$	\$	\$	\$
Net Values Upon Completion of Project	\$ 11,366,041	\$	\$		\$		\$	\$	\$	\$
NOTE: The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6(c).										
SECTION 5 WAST	of the second se	the second s	RBE	NEFITS	PROMI					
WASTE CONVERTE	D AND OTHER	R BENEFITS				AS	ESTIMATED	ON SB-1	AC	TUAL
Amount of Solid Waste Converted							/ a		1	
Amount of Hazardous Waste Converted										
Other Benefits:										
SECTION 6		TAXPA		ERTIFIC	ATION				(and the second	
SECTION 6 I hereby certify that the representations in	this statemen				Autent					
Signature of Authorized Representative				Title			20			nonth, day, year)
Kerrerch				Assis	tant C	Cont	roller		03/06/25	
- prov	and a second									

- 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 h	We have reviewed the CF-1 and find that:					
V	The property owner IS in substantial compliance					
	The property owner IS NOT in substantial compliance					
	Other (specify)					
Reaso	ns for the Delermination (attach additional sheets if necessary)					
Signat	lure of Authorized Member			Date Signed (month, day, year) March 17, 2025		
Atteste	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	time has been set aside for the purpose of considering compliance.					
Time o	of Hearing AM Date of Hearing (month, day, yea	<i>ar)</i>	Location of Hearing			
	HEARING RESULTS (to be o	complet		Instruction E about		
Deepe	Description (attach additional sheets if necessary)			Instruction 5 above)		
Reaso						
Signal	ture of Authorized Member			Date Signed (month, day, year)		
Attest	ed By	Designa	ting Body			
	APPEAL RIGHTS [[IC 6-1.1-	-12.1-5.9(e)]			
A pro or Su	operty owner whose deduction is denied by the designating body may appeal the des uperior Court together with a bond conditioned to pay the costs of the appeal if the ap	signating b opeal is de	ody's decision by filing a complaint i termined against the property owner	n the office of the clerk of the Circuit		



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

Pay 20

20

- INSTRUCTIONS:
- 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)
 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 percharged. 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							County Steu	hon		
							axing District	t Number		
203 Weatherhead Street, Angola, IN 46703							076-	076-012		
Name of Contact Person					ne Number	0	Email A		atical com	
Kathleen French)-665150		Kirenc	n@unive	ertical.com	
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY Name of Designation Body Name of Designation Body Estimated State Date (month, day, year)								e (month day, year)		
City of Angola Common Council 2019-766					12/0	12/01/2019				
Location of Property 203 Weatherhead Street, Ang	ola, IN 46	6703						Start Date (me 1/2019	onth, day, year)	
Description of new manufacturing equipment, new new logistical distribution equipment to be acquired		velopment equi	pment,	new infor	mation technolo	ogy equipment, c		d Completion	Date (month, day, year)	
New manufacturing equipmer	nt to impro	ve techn	olog	y and	reduce o	costs		Completion Da	ate (month, day, year)	
							11/0	THE R. P. LEWIS CO., LANSING MICH.		
SECTION 3 EMPLOYEES AND SALARIES AS ESTIMATED ON SB-1 ACTUAL										
Current Number of Employees		a san an a		70	AU 201111		-	89	an an an an an an an an an	
Salaries					50,000			\$6,309	9.304	
				70	00,000	and the second		70	5,001	
							\$4,979,304			
		· · · · · ·	<u></u>	2	50,000	in transfer		19		
						\$1,330,000				
SECTION 4	MANUFA	a set in the second second		and the second second second	ARCH&	LOGISTICAL	DISTRIBUTIO	ON .		
		MENT	DEV		TEQUIPMENT		PMENT		TEQUIPMENT	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	С	OST	ASSESSED VALUE	COST	ASSESSE		ST ASSESSED VALUE	
Values Before Project	\$ 10,843,725		\$	dina and	\$	\$	\$	\$	\$	
Plus: Values of Proposed Project	\$ 4,100,000	\$	\$		\$	\$	\$	\$	\$	
Less: Values of Any Property Being Replaced	\$	\$	\$		\$	\$	\$	\$	\$	
Net Values Upon Completion of Project	\$ 14,943,725	\$	\$		\$	\$	\$	\$	\$	
ACTUAL	COST	ASSESSED VALUE	c	OST	ASSESSED VALUE	COST	ASSESSE		ST ASSESSED VALUE	
Values Before Project	\$ 10,843,725	\$	\$		\$	\$	\$	\$	\$	
Plus: Values of Proposed Project	\$ 8,646,842	\$	\$		\$	\$	\$	\$	\$	
Less: Values of Any Property Being Replaced	\$	\$	\$		\$	\$	\$	\$	\$	
Net Values Upon Completion of Project	\$ 19,490,567	\$	\$		\$	\$	\$	\$	\$	
NOTE: The COST of the property is confidenti	al pursuant to lo	C 6-1.1-12.1-5.	6(c).							
	E CONVERTE		R BE	NEFITS	PROMISED E	BY THE TAXP	AYER	1 - A A.		
WASTE CONVERTE	D AND OTHER	R BENEFITS		1000	AS	ESTIMATED	ON SB-1		ACTUAL	
Amount of Solid Waste Converted							an an ta an t			
Amount of Hazardous Waste Converted										
Other Benefits:										
				and the second					The second second second second	
SECTION 6		TAXPAY	ER C	ERTIFIC	ATION					
I hereby certify that the representations in	this statemen	t are true.		Tille			···· · · · · · · · · · · · · · · · · ·	Data Siaca	d (month, day, year)	
Signature of Authorized Bepresentative				Title	tant Cont	roller		03/06/2		
Assistant Controller 03/06/25										

- 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.
- 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:				
The property owner IS	in substantial com	pliance			
The property owner IS	NOT in substantia	I compliance			
Other (specify)					
Reasons for the Determination (a	ttach additional sheet	s if necessary)			
1					
Signature of Authorized Member					Date Signed (month, day, year)
Signature of Admonized Member					March 17, 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					
	PM				
		HEARING RESULTS (to be	complet		
Reasons for the Determination (a	Approv			Denied	(see Instruction 5 above)
Reasons for the Determination (a	illach audilional sheel				
Signature of Authorized Member Date Signed (month, day, year)					
Signature of Addionized Member					
Attested By			Designa	ting Body	
		APPEAL RIGHTS [IC 6-1.1	-12.1-5.9(e)]	
A property owner whose deduct or Superior Court together with a	ion is denied by the de a bond conditioned to	esignating body may appeal the des pay the costs of the appeal if the ap	ignating b peal is de	oody's decision by filing a completermined against the property o	laint in the office of the clerk of the Circuit owner.



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

State Form 51766 (R6 / 4-23)

Prescribed by the Department of Local Government Finance

INSTRUCTIONS:

- 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).

PAY 20_ 20

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).

SECTION 1	TAXPAYER	NFORMATION				
Name of Taxpayer				County	hen	
Univertical LLC	and 710 and a			4	axing District Number	
Address of Taxpayer (number and street, city, state 203 Weatherhead Street, Angol				076-		
Name of Contact Person	a, in 40700	Telephone Numb	er	Email A		
Kathleen French		Telephone Humber			ch@univertical.com	
	LOCATION AND DESC	RIPTION OF PR	OPERTY			
Name of Designating Body		Resolution Numb		Estimated Start Date (month, day, year)		
City of Angola Common Counci	2021-798		1	1/2021		
Location of Property					Start Date (month, day, year)	
203 Weatherhead Street, Angola, IN 46703					1/2021	
Description of Real Property Improvements 15,000 square foot building addition. The addition will include 3 truck loading bays, heating					ed Completion Date (month, day, year)	
system, fire suppression system, ar	ad LED lighting In addition	o truck loadin	na tower will be	1	Completion Date (month, day, year)	
built to support new manufacturing	equipment		ng tower win be		1/2021	
	EMPLOYEES					
EMPLOYEES AND S			STIMATED ON SB-1		ACTUAL	
		74			89	
Current Number of Employees		\$4,750,000			\$6,309,304	
Salaries		74			74	
Number of Employees Retained	and the second		4.154		\$5,259,304	
Salaries \$4,750,000			15			
Number of Additional Employees 1					\$1,050,000	
Salaries	COST AN	\$40,000		STREET.		
SECTION	LUSTAN	D VALUES	ATE IMPROVEMENT	e e		
COST AND VALUES		REAL EST				
AS ESTIMATED ON SB-1	COST	1. 		ASSESSED VALUE		
Values Before Project	\$ 4,495,945		\$			
Plus: Values of Proposed Project	\$ 1,700,000		\$			
Less: Values of Any Property Being Replaced	\$		\$			
Net Values Upon Completion of Project	\$ \$6,195,945		\$			
ACTUAL	COST			ASSE	SSED VALUE	
Values Before Project	\$ 4,495,945		\$			
Plus: Values of Proposed Project	\$ 1,860,767		\$		and the second	
Less: Values of Any Property Being Replaced	\$		\$			
Net Values Upon Completion of Project	\$ 6,356,712		\$			
	E CONVERTED AND OTHER BE	NEFITS PROMI				
	D AND OTHER BENEFITS		AS ESTIMATED O	N SB-1	ACTUAL	
Amount of Solid Waste Converted						
Amount of Hazardous Waste Converted						
Other Benefits:						
SECTION 6	SECTION 6 TAXPAYER CERTIFICATION					
I hereby certify that the representations in	h this statement are true.	Lander			Data Classed (month days yood)	
Signature of Authorized Representative		Title Assistant (Controller		Date Signed (month, day, year) 03/06/2025	
- autorthe	<u>V</u>	Assistant		مى بىلى بىلى بىلى بىلى	00/00/2020	
/ 1						
1/	Page	1 of 2				

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

- Not later than forty-five (45) days after receipt of this form, the designating body <u>may</u> determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
- 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.

Weh	ave reviewed the CF-1 and find that:					
☑	The Property Owner IS in Substantial Compliance					
	The Property Owner IS NOT in Substantial Compliance					
	Other (specify)					
Reaso	ns for the Determination (attach additional sheets if necessary)					
Signal	ure of Aulhorized Member		Date Signed (month, day, year)			
5	×	1	March 17, 2025			
Attest	Attested By Designating Body Common Council					
If the	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	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 AM Date of Hearing (month, day, year	ar) Location of Hearing				
	PM					
	HEARING RESULTS (to be	completed after the hearing)				
	Approved	Denied (see	e Instruction 4 above)			
Reaso	ons for the Delermination (attach additional sheets if necessary)					
			<u>×</u>			
Signa	Signature of Authorized Member Date Signed (month, day, year)					
Alla -1	ad Du	Designating Body	March 17, 2025			
Attest	Attested By Designating Body Common Council					
	APPEAL RIGHTS	[IC 6-1.1-12.1-5.9(e)]				
A pro	perty owner whose deduction is denied by the designating body may appeal the designation	signating body's decision by filing a complaint	in the office of the clerk of the Circuit or			
Super	ior Court together with a bond conditioned to pay the costs of the appeal if the appe	eal is determined against the property owner.				



INSTRUCTIONS:

COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY State Form 51765 (R7 / 12-22)

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

Pay 20

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Prescribed by the Department of Local Government Finance

- 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)
 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 vest. 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					Constanting of the second	A A LOUIS AND A CONTRACTOR	County		and the strength of the	
Univertical LLC				Steu						
							DLGF Taxing District Number 076-012			
Name of Contact Person					ne Number			Email Address		
Kathleen French)-665150		kfrenc	h@u	nivertica	.com
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY Resolution Number Estimated State Date (month, day, year)										
				Resolution 2024	on Number -865		01/01	1/20	24	
Location of Property 203 Weatherhead Street, Ang		3703					Actual S		te (month, di 24	ay, year)
Description of new manufacturing equipment, new new logistical distribution equipment to be acquire	research and de	velopment equi	pment,	new infor	mation technolo	ogy equipment, or	Estimate 07/01			nonth, day, year)
										nth, day, year)
Semi-Conductor (personal p	operty)					and the second	10/3			
SECTION 3		EMPLOY	EES A	ND SAL	and the second se	(治)研究(学)				
EMPLOYEES AND S	BALARIES				AS ESTIM	ATED ON SB-1		00	ACTU	AL
Current Number of Employees				84				89		
Salaries					00,000		and and the		309,304	ł
Number of Employees Retained				84				84		
Salaries \$6,200,00					00,000				<u>}</u>	
Number of Additional Employees 1						5				
Salaries \$50,000 \$350,000										
SECTION 4		COS	TAN	O VALUE	S					
	MANUFACTURING RESEARCH & LOGISTICAL DIS EQUIPMENT DEVELOPMENT EQUIPMENT EQUIPMENT								IPMENT	
AS ESTIMATED ON SB-1	соѕт	ASSESSED VALUE	C	OST	ASSESSED VALUE	COST	ASSESSE		COST	ASSESSED VALUE
Values Before Project	\$ 21,443,784	\$	\$		\$	\$	\$	\$		\$
Plus: Values of Proposed Project	\$ 870,000	\$	\$		\$	\$	\$	\$		\$
Less: Values of Any Property Being Replaced	\$	\$	\$		\$	\$	\$	\$		\$
Net Values Upon Completion of Project	\$ 22,313,784	\$	\$		\$	\$	\$	\$		\$
ACTUAL	COST	ASSESSED VALUE	c	COST	ASSESSED VALUE	COST	COST ASSESSED VALUE		COST	ASSESSED VALUE
Values Before Project	\$ 21,443,784	\$	\$		\$	\$	\$	\$		\$
Plus: Values of Proposed Project	\$ 856,893	\$	\$		\$	\$	\$	\$	an a	\$
Less: Values of Any Property Being Replaced	\$	\$	\$		\$	\$	\$	\$		5
Net Values Upon Completion of Project	\$ 22,300,677	\$	\$		\$	\$	\$	\$		\$
NOTE: The COST of the property is confident	ial pursuant to I	C 6-1.1-12.1-5.	6(c).							
				NEFITS		BY THE TAXPA		and s		
WASTE CONVERTE	D AND OTHE	R BENEFITS			AS	ESTIMATED C	DN SB-1		ACTU	JAL
Amount of Solid Waste Converted	and the second second									
Amount of Hazardous Waste Converted										
Other Benefits:										
	ar one around		ER C	ERTIFIC	CATION	and the call of			R AND A	
I hereby certify that the representations in	n this statemer	nt are true.			and the street of	er Bullinstein das		1.5.1	0/14	
Signature of Authorized Representative				Title	tant Cont	rollor				nth, day, year)
Assistant Controller 03/06/25										

- 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.
- 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 h	ave reviewed the CF-1 and find that:					
\checkmark	The property owner IS in substantial compliance					
	The property owner IS NOT in substantial compliance					
	Other (specify)					
Reaso	ns for the Delermination (attach additional sheets if necessary)					
Signat	ure of Authorized Member			Date Signed (month, day, year) March 17, 2025		
Attested By Designating Body Common Council						
If the time	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 AM Date of Hearing (month, day, yea	()	Location of Hearing			
1			(ad after the bearing)			
Res St	HEARING RESULTS (to be a	comple		a Instruction 5 above)		
Reaso	Reasons for the Determination (attach additional sheets if necessary)					
Signat	ture of Authorized Member			Date Signed (month, day, year)		
Attest	Attested By Designating Body					
	APPEAL RIGHTS [IC 6-1.1	-12.1-5.9(e)]			
A pro or Su	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

INSTRUCTIONS:

- 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).
- This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor. 2, 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)) 3.
- 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). 4.

20 PAY 20_

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).

SECTION 1	TAXPAYER IN	NFORMATION		County			
Name of Taxpayer	Steu	hen					
Univertical LLC					axing District Number		
Address of Taxbayer mumber and Sheet, bity, state, and En doody					012		
					ddress		
Kathleen French		(260)6651		kfrend	kfrench@univertical.com		
SECTION 2	LOCATION AND DESC				Des Reality and a pro-		
Name of Designating Body		Resolution Number		Estimat	ed Start Date (month, day, year)		
City of Angola Common Council 20					/2024		
Location of Property			And Annual An	and the second se	Start Date (month, day, year)		
203 Weatherhead Street, Angol	a, IN 46703		100 July 100 July 100	and the second sec	01/01/2024		
Description of Real Property Improvements		alaa room T	he intention	11 100000000000000000000000000000000000	ed Completion Date (month, day, year) /2024		
Framed, climate-controlled, semicor this project is to vertically integrate s	nductor cleaning and packa	ining cleanin	a and nack		Completion Date (month, day, year)		
processes in one place.		ining, cleanin	g, and paon	03/31	/2024		
SECTION 3	EMDLOYEES (ND SALADIES		Anno Anno and a sugar of the			
			STIMATED ON	A CONTRACTOR OF THE OWNER	ACTUAL		
EMPLOYEES AND S	ALARIES	84	UTIMATED UN		89		
Current Number of Employees	and the second	\$6,200,000			\$6,309,304		
Salaries					84		
Number of Employees Retained	84			\$5,959,304			
Salaries \$6,200,000				5			
Number of Additional Employees 1				\$350,000			
Salaries \$50,000 SECTION 4 COST AND VALUES					\$350,000		
SECTION 4	COSTAN			EMENITO	Windows Windows and Instances		
COST AND VALUES		REALEST	ATE IMPROV				
AS ESTIMATED ON SB-1	COST	too a Malana ay an ang	ASSESSED VALUE				
Values Before Project	\$ 9,627,443		\$	×× ,¥			
Plus: Values of Proposed Project	\$ 235,000		\$				
Less: Values of Any Property Being Replaced	\$		\$		and the second		
Net Values Upon Completion of Project	\$ 9,862,443		\$				
ACTUAL	COST			ASSE	SSED VALUE		
Values Before Project	\$ 9,627,443		\$				
Plus: Values of Proposed Project	\$ 195,635		\$				
Less: Values of Any Property Being Replaced	\$		\$				
Net Values Upon Completion of Project	\$ 9,823,078		\$		and the second		
SECTION 5 WAST		NEFITS PROMI	SED BY THE 1	AXPAYER			
WASTE CONVERTE	D AND OTHER BENEFITS		AS ESTIMA	TED ON SB-1	ACTUAL		
Amount of Solid Waste Converted							
Amount of Hazardous Waste Converted			171				
Other Benefits:		j					
SECTION 6	TAXPAYER	CERTIFICATION					
I hereby certify that the representations in	n this statement are true.	1			Data Cinead (month day uport)		
Signature of Authonized Representative		Assistant (Controller		Date Signed (month, day, year) 03/06/2025		
Kurrich		Assistant	Johnonel				

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 <u>may</u> determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
- 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 h	ave reviewed the CF-1 and find that:					
7	The Property Owner IS in Substantial Compliance					
	The Property Owner IS NOT in Substantial Compliance					
	Other (specify)	1				
Reaso	ns for the Determination (attach additional sheets if necessary)					
Signat	ure of Authorized Member			Date Signed (month, day, year) March 17, 2025		
Atteste	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 o	Time of Hearing AM Date of Hearing (month, day, year) Location of Hearing PM PM End of Hearing End of Hearing					
	HEARING RESULTS (to be Approved			e Instruction 4 above)		
Reaso	ns for the Determination (attach additional sheets if necessary)	L	Defiled (See			
Signal	Signature of Authorized MemberDate Signed (month, day, year)March 17, 2025					
Attest	ed By	Designating Body Common Council				
	APPEAL RIGHTS I	C 6-1.1-12.1-5.9(e)]				
A prop Super	berty owner whose deduction is denied by the designating body may appeal the design court together with a bond conditioned to pay the costs of the appeal if the appeal	ignating body's decision by	y filing a complaint e property owner.	in the office of the clerk of the Circuit or		

- 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.
- 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 h	ave reviewed the CF-1 and find that:					
	The property owner IS in substantial compliance					
	The property owner IS NOT in substantial compliance		1			
	Other (specify)					
Reaso	ns for the Determination (attach additional sheets if necessary)					
Signat	Ire of Authorized Member		Date Signed (month, day, year) March 17, 2025			
Atteste	Attested By Designating Body					
	Common Council					
If the time	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 o	f Hearing Date of Hearing (month, day, ye	ar)	Location of Hearing			
	PM					
	HEARING RESULTS (to be	comple	leted after the hearing)			
	Approved		Denied (see Instruction 5 above)			
Reaso	ns for the Determination (attach additional sheets if necessary)					
Signat	ure of Authorized Member		Date Signed (month, day, year)			
Atteste	d By	Designa	gnaling Body			
	APPEAL RIGHTS	[IC 6-1.1	.1-12.1-5.9(e)]			
A pro	perty owner whose deduction is denied by the designating body may appeal the de	signating I	g body's decision by filing a complaint in the office of the clerk of the Circuit			
or Su	perior Court together with a bond conditioned to pay the costs of the appeal if the a	ppear is d	determined against the property owner.			

Angola Wire Products, Inc. 803 Wohlert Street Angola, IN 46703

January 1, 2025 – CF-1/PP Attachment, Resolution # 2020-786

Section #3 - Employees and Salaries

The taxpayer had a total of 132 employees on December 31, 2024 with salaries of \$7,027,724. They have retained 132 employees with associated salaries of \$7,027,724. The company has hired an additional 5 employees with salaries of \$238,938. The salaries exceed the amounts projected on the SB-1/PP.

These numbers reflect net new jobs and do not include natural employee turnover through resignations, retirement, or terminations. The company had additional wages paid to employees who terminated employment of \$46,726 which are not included in numbers above.

When the taxpayer applied for the abatement, the 150 employees included out of state resident staff in late 2020. The company has much less out of state staff now. The company reports 100 base level staff for the state incentive received related to the Hoosier Business Investment tax credit. The company has exceeded staffing from that base level perspective.

The abatement was approved on 10/5/2020. The taxpayer has added \$1,915,314 in taxable personal property since the abatement was approved. The amount of investment made outside of the abatement period was \$510,339. The total equipment cost has been included in the pools for tax year 2021, 2022, 2023, 2024 and 2025. The company has continued to invest in equipment and to seek eligible employees since the approval of the abatement. The company plans to make additional investment during 2025 and continue to add employees.

The project was approved in the last quarter of 2020 and has made good progress through calendar year 2025 through a challenging national business environment.

The project is moving forward as proposed to the Council.



COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

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

State	Form	51765	(R7	/ 12-22)

INSTRUCTIONS:

- State Form 51/65 (H/ / 12-22)
 Prescribed by the Department of Local Government Finance
 S: 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-I).

SECTION 1		TAX	PAYER INFO	ORMATION		Real South		Software States		
Name of taxpayer ANGOLA WIRE PRODUCTS, INC	County Steube	County Steuben								
Address of Taxpayer (street and number, city, st 803 WOHLERT STREET		DLGF Taxing District Number 76012								
ANGOLA IN 46703	70012									
Name of Contact Person CHRIS HEROY, CEO	Email Addre CCHEF	SS ROY@ANGOLAW	IIRE.COM							
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY										
Name of Designating Body ANGOLA CITY COUNCIL		Estimated Start Date (month, day, year) 11/01/2020								
Location of Property 803 WOHLERT ST ANGOLA IN 46	Actual Start 11/01/	Date (month, c 2020	lay, year)							
Description of new manufacturing equipment, or technology equipment, or new logistical distribution	Estimated C 12/31/		e(month, day, year)							
See attached						Actual Comp 12/31/		onth, day, year)		
SECTION 3		EMPLOY	EES AND SA	LARIES		al a share	Statistics			
EMP	LOYEES AND	SALARIES				AS ESTIMATED ON S	3-1	ACTUAL		
Current Number of Employees						15	0	132		
Salaries						5,000,00	0	7,027,724		
Number of Employees Retained						15	0	132		
Salaries							5,000,000 7,03			
Number of Additional Employees							5			
Salaries						150,00	0	238,983		
SECTION 4	1.1.1.1.1	COST	AND VALU	ES	North H					
	MANUFA	CTURING	R&DE	QUIPMENT	LC	DGIST DIST QUIPMENT	IT EQ	UIPMENT		
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE		
Values Before Project						N				
Plus: Values of Proposed Project	1,500,600	450,000								
Less: Values of Any Property Being Replaced										
Net Values Upon Completion of Project	1,500,000	450,000								
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED	COST	ASSESSED VALUE		
Values Before Project										
Plus: Values of Proposed Project	1,398,116	335, 594								
Less: Values of Any Property Being Replaced										
Net Values Upon Completion of Project	1, 388, 116	335, 594								
NOTE: The COST of the property is confidential SECTION 5 WAS				PROMISED BY	ΓΗΕ ΤΑΧΙ	PAYER				
		OTHER BENEFI	-			AS ESTIMATED ON S	B-1	ACTUAL		
Amount of Solid Waste Converted										
Amount of Hazardous Waste Converted										
Other Benefits:										
SECTION 6 I hereby certify that the representations in this sta	tement are fur		ER CERTIFI	CATION				A REAL PROPERTY.		
Signature of Authorized Representative		Λ	Title			Date Signed	i (month, day,	year)		
Prepared by: RSM US LLP • 4100 EDISON LARES	S PARKWAY	STE. 210. MISH	CEO	6545 • 574-234-40	047	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	15/25			

ATTACHMENT TO FORM CF-1, page 1, Section 2

Name of taxpayer

ANGOLA WIRE PRODUCTS, INC.

OMPANY IS	PLANNING \$1	nd/or new manufacturing equipr .5M IN NEW HIGHL	Y AUTOMATED	CNC/WELDING E	QUIPMENT PURCHAS	ES AN
S RAMPING	UP WITH PER	SONAL PROTECTIVE	E EQUIPMENT	(PPE) PRODUCTI	CON.	

Client/Loc

- 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.
- 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	re reviewed the CF-1 and find that:			
Г	he property owner IS in substantial compliance			
ПΤ	he property owner IS NOT in substantial compliance			
	Other (specify)			
Reasons	for the Determination (attach additional sheets if necessary)			
Signature	e of Authorized Member			Date Signed (month, day, year) March 17, 2025
Attested E	Ву		ling Body mon Council	
If the pr	roperty owner is found not to be in substantial compliance, the property			a hearing. The following date and
time has	s been set aside for the purpose of considering compliance.	Owners		a nouning. The following date and
Time of H		r)	Location of Hearing	
	PM			
Sec. 18	HEARING RESULTS (to be	complet		
Deserve	for the Determination (attach additional sheets if necessary)		Denied (see	e Instruction 5 above)
Reasons				
Signature	e of Aulhorized Member			Date Signed (month, day, year)
Attested I	Ву	Designa	ting Body	
	APPEAL RIGHTS [IC 6-1.1-	12.1-5.9(e)]	
A proper or Super	rty owner whose deduction is denied by the designating body may appeal the des rior Court together with a bond conditioned to pay the costs of the appeal if the ap	ignating b peal is de	ody's decision by filing a complaint termined against the property owne	in the office of the clerk of the Circuit r.

Angola Wire Products, Inc. 803 Wohlert Street & 1300 Wohlert Street Angola, IN 46703

January 1, 2025 - CF-1/PP Attachment, Resolution # 2024-871

Section #3 - Employees and Salaries

The taxpayer had a total of 132 employees on December 31, 2024 with salaries of \$7,027,724. They have retained 132 employees with associated salaries of \$7,027,724. The company has hired an additional 5 employees with salaries of \$62,922. The additional employees' salaries did not represent a full year of salaries due to their start date being after the abatement approval date. The average rate per hour is \$23.16 for these employees, and the average annualized employee salary for these employees is \$48,172.80 which exceeds the projected average salary of 45,000. Based on the resolution, the taxpayer has until 12/31/2025 to meet these projections.

These numbers reflect net new jobs and do not include natural employee turnover through resignations, retirement, or terminations. The company had additional wages paid to employees who terminated employment of \$46,726 which are not included in numbers above.

The abatement was approved on 7/2/2024. The taxpayer has added \$91,389 in taxable personal property since the abatement was approved. The total equipment cost has been included in the pools for tax year 2025. The company has continued to invest in equipment and to seek eligible employees since the approval of the abatement. The company plans to make additional investment during 2025 and continue to add employees.

The project is moving forward as proposed to the Council.



COMPLIANCE WITH STATEMENT OF BENEFITS

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

INSTRUCTIONS:

- PERSONAL PROPERTY
 Inis form contains contidential information pursuant to IC 6-1.1-35-9 and IC 6-1.1-12.1-5.6.
 2025 PAY 2026

 State Form 51765 (R7 / 12-22)
 Prescribed by the Department of Local Government Finance
 2025 PAY 2026

 St. 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.

 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-I).

SECTION 1		TAX	PAYER INF	ORMATION								
Name of taxpayer ANGOLA WIRE PRODUCTS, INC	County Steuben											
Address of Taxpayer (street and number, city, s 803 WOHLERT STREET	DLGF Taxing District Number 76012											
ANGOLA IN 46703		/0012										
Name of Contact Person CHRIS HEROY, CEO	Email Addre CCHEF	SS OY@ANG(DLAWI	RE.COM								
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY												
Name of Designating Body ANGOLA CITY COUNCIL		Estimated Start Date (month, day, year) 07/15/2024										
Location of Property 803 & 1300 WOF ANGOLA IN 46		Actual Start I 09/15/		nth, da	y, year)							
Description of new manufacturing equipment, or technology equipment, or new logistical distributi		Estimated Co 12/31/		Date('month, day, year)							
COMPANY IS PLANNING \$2.5M PURCHASES ALONG WITH HIGH					ENT.		Actual Comp	letion Da	te (moi	nth, day, year)		
SECTION 3		EMPL OY	EES AND SA	ARIES			and the second	ET S				
	LOYEES AND					AS ES	TIMATED ON SE	3-1	A	CTUAL		
Current Number of Employees							12	3		132		
Salaries							6,390,90	2		7,027,724		
Number of Employees Retained							12	132				
Salaries								6,390,902 7,027				
Number of Additional Employees	De							5				
Salaries							225,00	0		62,922		
SECTION 4		COS	T AND VALU	ES		P.S.				in the second		
	MANUFACTURING R & D EQUIPMENT EQUIF						MENT IT EGOIPME			PMENT		
	EQUIF		have	QUIPMENT		EQUIPI	MENT					
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	COST	ASSESSED	cos	EQUIPI	MENT ASSESSED VALUE	COS		ASSESSED VALUE		
AS ESTIMATED ON SB-1 Values Before Project		ASSESSED		ASSESSED		EQUIPI	ASSESSED					
		ASSESSED		ASSESSED		EQUIPI	ASSESSED					
Values Before Project Plus: Values of Proposed Project Less: Values of Any Property Being Replaced	COST	ASSESSED VALUE		ASSESSED		EQUIPI	ASSESSED					
Values Before Project Plus: Values of Proposed Project	COST	ASSESSED VALUE 750,000 750,000		ASSESSED		EQUIPI	MENT ASSESSED VALUE					
Values Before Project Plus: Values of Proposed Project Less: Values of Any Property Being Replaced	COST 2, 500, 600	ASSESSED VALUE		ASSESSED		T	ASSESSED		T			
Values Before Project Plus: Values of Proposed Project Less: Values of Any Property Being Replaced Net Values Upon Completion of Project ACTUAL Values Before Project	2, 500, 600 2, 500, 600	ASSESSED VALUE 750,000 750,000 ASSESSED	COST	ASSESSED VALUE	COS	T	ASSESSED VALUE	COS	T	ASSESSED		
Values Before Project Plus: Values of Proposed Project Less: Values of Any Property Being Replaced Net Values Upon Completion of Project ACTUAL Values Before Project Plus: Values of Proposed Project	2, 500, 600 2, 500, 600	ASSESSED VALUE 750,000 750,000 ASSESSED	COST	ASSESSED VALUE	COS	T	ASSESSED VALUE	COS	T	ASSESSED		
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Values Before Project Plus: Values of Proposed Project Less: Values of Any Property Being Replaced Net Values Upon Completion of Project ACTUAL 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 confidentia	COST 2, 500, 600 2, 500, 600 COST 91, 389 9;, 389	ASSESSED VALUE 750,000 ASSESSED VALUE 50,975 6-1.1-12.1-5.6 (COST COST	ASSESSED VALUE	cos	T	ASSESSED VALUE	COS	T	ASSESSED		
Values Before Project Plus: Values of Proposed Project Less: Values of Any Property Being Replaced Net Values Upon Completion of Project ACTUAL Values Before Project Plus: Values of Proposed Project Less: Values of Any Property Being Replaced Net Values of Any Property Being Replaced Net Values Upon Completion of Project Less: Values Upon Completion of Project NOTE: The COST of the property is confidentia SECTION 5 WA	COST 2, 500, 600 2, 500, 600 COST 91, 389 91, 389 91, 389	ASSESSED VALUE 750,000 ASSESSED VALUE 50,975 6-1.1-12.1-5.6 (C	COST COST c). R BENEFITS	ASSESSED VALUE	COS	T	ASSESSED VALUE ASSESSED ASSESSED VALUE	cos	T	VALUE ASSESSED VALUE VALUE		
Values Before Project Plus: Values of Proposed Project Less: Values of Any Property Being Replaced Net Values Upon Completion of Project ACTUAL 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 confidentia SECTION 5 WA WASTE CON	COST 2, 500, 600 2, 500, 600 COST 91, 389 91, 389 91, 389	ASSESSED VALUE 750,000 ASSESSED VALUE 50,975 6-1.1-12.1-5.6 (COST COST c). R BENEFITS	ASSESSED VALUE	COS	T	ASSESSED VALUE	cos	T	ASSESSED		
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COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

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

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).
- This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
 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 County DUKE & BILLYS REALTY LLC (DBA DUKE IMPORTS INC STEUBEN Address of Taxpayer (number and street, city, state, and ZIP code) **DLGF** Taxing District Number 1105 N WILLIAMS ST, ANGOLA IN 46703 110 Name of Contact Person Telephone Number Email Address PARAMVIR SETHI (260) 665-1100 PAVAN@DUKEIMPORTS.COM **SECTION 2** LOCATION AND DESCRIPTION OF PROPERTY Name of Designating Body **Resolution Number** Estimated Start Date (month, day, year) CITY OF ANGOLA COMMON COUNCIL 2021-797 Location of Property Actual Start Date (month, day, year) 1105 N WILLIAMS ST, ANGOLA IN 46703 **APRIL 2021** Description of Real Property Improvements Estimated Completion Date (month, day, year) 37.700 SQUARE FEET ADDED TO EXISTING WAREHOUSE DECEMBER 2021 Actual Completion Date (month, day, year) 12-27-21 **SECTION 3 EMPLOYEES AND SALARIES EMPLOYEES AND SALARIES** AS ESTIMATED ON SB-1 ACTUAL Current Number of Employees 28 27 Salaries \$1,061,841.00 \$1,083,278.00 Number of Employees Retained Salaries Number of Additional Employees 3 0 Salaries \$93,600.00 **SECTION 4 COST AND VALUES COST AND VALUES REAL ESTATE IMPROVEMENTS** AS ESTIMATED ON SB-1 COST ASSESSED VALUE Values Before Project S \$ 445,700.00 Plus: Values of Proposed Project \$ 1,600,000.00 \$ Less: Values of Any Property Being Replaced \$ \$ Net Values Upon Completion of Project \$ \$ ACTUAL COST ASSESSED VALUE Values Before Project \$ \$ 445,700.00 Plus: Values of Proposed Project \$ 1,618,519.33 s Less: Values of Any Property Being Replaced \$ \$ Net Values Upon Completion of Project \$ \$ **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 Date Signed (month, day, year) Vice President 3 1212025

20____ PAY 20_

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

- Not later than forty-five (45) days after receipt of this form, the designating body <u>may</u> determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).
- 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 h	ave reviewed the CF-1 and find that:									
	The Property Owner IS in Substantial Compliance									
	The Property Owner IS NOT in Substantial Compliance									
	Other (specify)									
Reaso	ns for the Determination (attach additional sheets if necessary)									
Signat	ure of Authorized Member			Date Signed (month, day, year) March 17, 2025						
Atteste	d By		ling Body non Council							
If the time	property owner is found not to be in substantial compliance, the propert nas been set aside for the purpose of considering compliance. (Hearing	rty owner s g must be h	hall receive the opportunity for neld within thirty (30) days of th	a hearing. The following date and e date of mailing of this notice.)						
Time o	f Hearing AM Date of Hearing (month, day, yes	ear)	Location of Hearing	<i>.</i>						
	HEARING RESULTS (to be	e complete		Instruction distance)						
Desco	ns for the Determination (attach additional sheets if necessary)		Denied (see	e Instruction 4 above)						
Rease										
Signat	ure of Authorized Member			Date Signed (month, day, year) March 17, 2025						
Atteste	d By	-	ling Body							
<u> </u>			non Council							
	APPEAL RIGHTS	-								
	erty owner whose deduction is denied by the designating body may appeal the desor Court together with a bond conditioned to pay the costs of the appeal if the appe			in the office of the clerk of the Circuit or						

City of Angola, Indiana

ANNUAL REPORT OF THE REDEVELOPMENT COMMISSION TREASURER

Date: March 12, 2025

To: Angola Common Council

Pursuant to Indiana SEA 118-2014, the Treasurer of the Angola Redevelopment Commission hereby provides to the Angola Common Council the financial status for the year 2024 with respect to each of the tax increment financing district created by the Redevelopment Commission.

Name of Tax Increment Financing District:

I-69 and West Maumee Street Economic Development Allocation Area

- A. Revenues received: \$225,013.90
- B. Expenses paid: \$ 0
- C. Fund balance as of December 31: \$973,907.10
- D. Amount and maturity date for all outstanding obligations: None
- E. Amount paid on outstanding obligations: Not applicable

Respectfully submitted,

The

Ryan[®]. Herbert Clerk-Treasurer, City of Angola Treasurer, Angola Redevelopment Commission

CITY OF ANGOLA

CLERK-TREASURER'S DEPOSITORY STATEMENT AND CASH RECONCILEMENT MONTH ENDING FEBRUARY 2025

CITY OF ANGOLA Prescribed by State Board of Accounts	CLERK-TREASURER'S DEPOSITORY STATEMENT AND CASH RECONCILEMENT MONTH ENDING FEBRUARY 2025									T				
FUNDS	I	Total Jan. 1 Balance And eceipts to Date		Receipts For Month 2		otal Balance And Receipts 3		Disbursed To Date 4		Disbursed For Month 5	Dis	Total sbursements 6		Treasurer's Ending Balance 7
General	\$, 7,377,848.62	\$	300,014.36	\$		\$	603,823.76	\$		\$	956,178.02	\$	6,721,684.96
COVID Indiana CRF	\$	-	•		\$	-	\$	-	\$	-	\$		\$	-
COVID CDBG OCRA Response COVID FEMA 2020 FF Supplemental	\$	1,755.91	\$ \$	-	\$ \$	1,755.91	\$ \$	-	\$ \$	-	\$ \$		\$ \$	1,755.91
COVID CDBG OCRA Response Phase 3 ARP Coronavirus Local Fiscal Recovery	\$\$	592,540.42	\$	-	\$ \$	-	\$ \$	1,105.00	\$ \$	- 140,373.63	\$ \$		\$ \$	- 451,061.79
•			\$	26,434.94	\$		\$		\$	133,900.05	\$	450,666.49	\$	2,072,404.13
Motor Vehicle Highway	\$		\$	7,665.89		303,018.57		-	\$	-	\$		\$	303,018.57
Local Road & Street	\$ \$	•	φ \$	16,519.41		211,767.42		-	\$	-	\$	-	\$	211,767.42
Motor Vehicle Highway Restricted Parks & Recreation Operating	\$		\$	-	\$	934,652.01		86,358.89	\$	59,307.67	\$	145,666.56	\$	788,985.45
LIT Economic Development	\$		\$	69,933.00	\$	3,534,544.64			\$		\$	38,015.00	\$	3,496,529.64
Donation	\$		\$	4,450.00		157,402.44		•	\$	2,014.68	\$	2,261.01	\$	155,141.43
Federal Grants Operating	\$		\$	8,467.14		8,467.14		-	\$	8,467.14	\$	8,467.14	\$	0.00
Local Law Enforcement Continuing Ed	\$		\$	996.00	\$	S 6	\$	2,200.00	\$	-	\$	2,200.00	\$	33,990.46
Riverboat	\$	159,043.35		-	\$	159,043.35		7,550.00	\$	-	\$	7,550.00	\$	151,493.35
Local Road & Bridge Matching Grant	\$		\$	-	\$	31,680,29		-	\$	-	\$	-	\$	31,680.29
	\$	3,100,000.00	\$	-	\$	3,100,000.00	\$	·	\$	-	\$	-	\$	3,100,000.00
Rainy Day Hazardous Materials Response	\$		\$	-	\$	11,827.05		180.60	\$	-	\$	180.60	\$	11,646.45
	\$	1,165,316.44	\$	78,084.00	\$	1,243,400.44	\$	102,271.89	\$	102,827.41	\$	205,099.30	\$	1,038,301.14
LIT Public Safety Opioid Settlement Unrestricted	\$	40,170.02		-	\$	40,170.02		-	\$	-	\$	-	\$	40,170.02
Opioid Settlement Restricted	↓ \$	100,536.11	\$	-	\$	100,536.11		-	\$	-	\$	-	\$	100,536.11
	\$	2,086,671.48	\$	1,000.00	\$	2,087,671.48	\$	227,825.19	\$	161,089.28	\$	388,914.47	\$	1,698,757.01
Fire Operating Redevelopment General	\$	973,907.10		-	\$	973,907.10		-	\$	-	\$	-	\$	973,907.10
Law Enforcement Trust	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Cumulative Capital Improvement	\$	157,531.02		-	\$	157,531.02		-	\$	-	\$	-	\$	157,531.02
Cumulative Capital Development	\$	1,075,798.41	\$	-	\$	1,075,798.41		-	\$	-	\$	-	\$	1,075,798.41
Park Nonreverting Capital	\$	152,711.74	\$	1,806.40	\$	154,518.14		-	\$	137.03	\$	137.03	\$	154,381.11
Park Cumulative Building	\$	346,757.20	\$	-	\$	346,757.20	\$	-	\$	-	\$	-	\$	346,757.20
Local Major Moves Construction	\$	225,499.73	\$	920.13		226,419.86	\$	-	\$	-	\$	-	\$	226,419.86
Capital Projects	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Water Operating & Maintenance	\$	674,574.01	\$	170,111.27		844,685.28	\$	374,039.55	\$	172,904.02	\$	546,943.57	\$	297,741.71
Water Sinking	\$	451,829.53	\$	23,751.56		475,581.09	\$	138,859.38	\$	-	\$	138,859.38	\$	336,721.71
Water Improvement	\$	2,916,517.60	\$	10,206.00		2,926,723.60		5,904.60	\$	1,237.50	\$	7,142.10	\$	2,919,581.50
Water Customer Deposit	\$	73,710.00	\$	1,600.00		75,310.00			\$	1,310.00	\$	2,100.00	\$	73,210.00
Water Construction	\$	30.00	\$	-	\$	30.00	\$	-	\$	-	\$	-	\$	30.00
Wastewater Operating & Maintenance	\$	937,428.74		253,787.37		1,191,216.11			\$	174,869.56	\$	695,349.69	\$	495,866.42
Wastewater Sinking	\$	962,461.92	\$	17,698.52					\$	-	\$	87,500.00	\$	892,660.44
Wastewater Improvement	\$	3,079,864.66	\$	9,702.00	\$	3,089,566.66	\$	34,114.47	\$	(14,545.01)	\$	19,569.46	\$	3,069,997.20
Wastewater Construction	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Police Pension	\$	278,575.64	\$	-	\$	278,575.64	\$	11,233.54	\$	11,233.54	\$	22,467.08	\$	256,108.56
Payroll Withholding	\$	397,477.30	\$	369,441.21	\$	766,918.51	\$	363,629.21	\$	369,032.89	\$	732,662.10	\$	34,256.41
Escrow	\$	56,100.00	\$	7,000.00	\$	63,100.00	\$	200.00	\$	3,000.00	\$	3,200.00	\$	59,900.00
TOTAL - CASH FUNDS	\$	35,002,811.21		1,379,589.20	\$	36,382,400.41	\$	2,908,523.98	\$	1,694,083.65	\$	4,602,607.63	\$	31,779,792.78
		Total Jan. 1		Investments		Total Balance		Investments		Investments		Total		Treasurer's
Investments By Funds	Ρ	Balance And urchases to Date		Purchased For Month		And Investments Purchased	0	Cashed To Date		Cashed For Month		Investments Cashed		Balance of Investments
Moneys on Deposit (interest only) (2) Moneys on Deposit (interest only) (8)	\$ \$	203,734.11	\$	3,363.19 85,744.84	\$	289,478.95	\$	- 6	\$	-	\$	-	49 49	
Local Major Moves Construction (2) Total of Investments by Funds	\$ \$	3,037,656.43		9,430.54 98,538.57	\$	3,136,195.00	\$	- 6	\$	-	\$	-	49 49	3,136,195.00
TOTAL - ALL FUNDS	\$	38,040,467.64	\$	1,478,127.77	\$	39,518,595.41	\$	5 2,908,523.98	\$	1,694,083.65	\$	4,602,607.63	4	34,915,987.78

CITY OF ANGOLA

Prescribed by State Board of Accounts

City or Town Form No. 206 (Rev. 1975) General Form No. 206 (Rev 1975)

CLERK-TREASURER'S DEPOSITORY STATEMENT AND CASH RECONCILEMENT MONTH ENDING FEBRUARY 2025

Names of Depositories and Accounts	Depository Balance C End of Month			Outstanding Warrants	Net Depository Balance			
<u>Bank of New York</u> Wastewater Sinking - Bond & Interest (20) Wastewater Sinking - Debt Service Reserve (20)	\$ \$	45,168.46 847,491.98		Ē	\$ \$	45,168.46 847,491.98		
<u>Farmers State Bank</u> General Checking (3) General Savings (8)	\$ \$	4,461,117.76 25,789,478.95		(84,264.10) -	\$ \$	4,376,853.66 25,789,478.95		
<u>First Federal Savings Bank of Angola</u> Police Operations (9)	\$	853.15	\$	-	\$	853.15		
<u>Trust INdiana</u> Moneys on Deposit (2) TRECS (2)	\$ \$	1,011,217.63 -	\$ \$	-	\$ \$	1,011,217.63 -		
TOTALS INVESTMENTS MADE FROM DE ADD: Cash in Office	\$ POS	32,155,327.93 ITORY BALANCES	\$	(84,264.10)	\$ \$ \$	32,071,063.83 - 1,250.00		
ADJUSTMENTS (explain fully) Deposit in transit (3) 14075 Deposit in transit (3) 14079 Deposit in transit (3) 14080 Deposit in transit (3) 14081					\$ \$ \$ \$ \$ \$	1,533.93 170.95 264.49 161.23		
Deposit in transit (3) 14081 Deposit in transit (3) 14082 Deposit in transit (3) 14084 Deposit in transit (3) 14085 Outstanding NSF Boneff					\$ \$ \$ \$ \$	2,078.66 3,103.43 847.06 166.27		
Outstanding Credit Cards Moneys on Deposit (interest only E	EOM)	1			\$ \$	(150.49) (300,696.58)		
TOTAL CASH BALANCE, Plus De	eposit	ory Balances Investe	ed		\$	31,779,792.78		
Total of Investments - All funds (As shown in Col 7	7 орр	osite page)			\$	3,136,195.00		
TOTAL CASH BALANCE AND INVESTMENTS					\$	34,915,987.78		