

**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. Ordinance No. 1771-2025. 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. Resolution No. 2025-889. A RESOLUTION AUTHORIZING THE CLERK-TREASURER TO TRANSFER FROM THE GENERAL FUND TO THE RAINY DAY FUND ANY UNUSED AND UNENCUMBERED FUNDS PURSUANT TO IC 36-1-8-5.1. (attachment)
2. Resolution No. 2025-890. 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 Wohler 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 Wohler 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)
9. 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 Reconciliation 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.

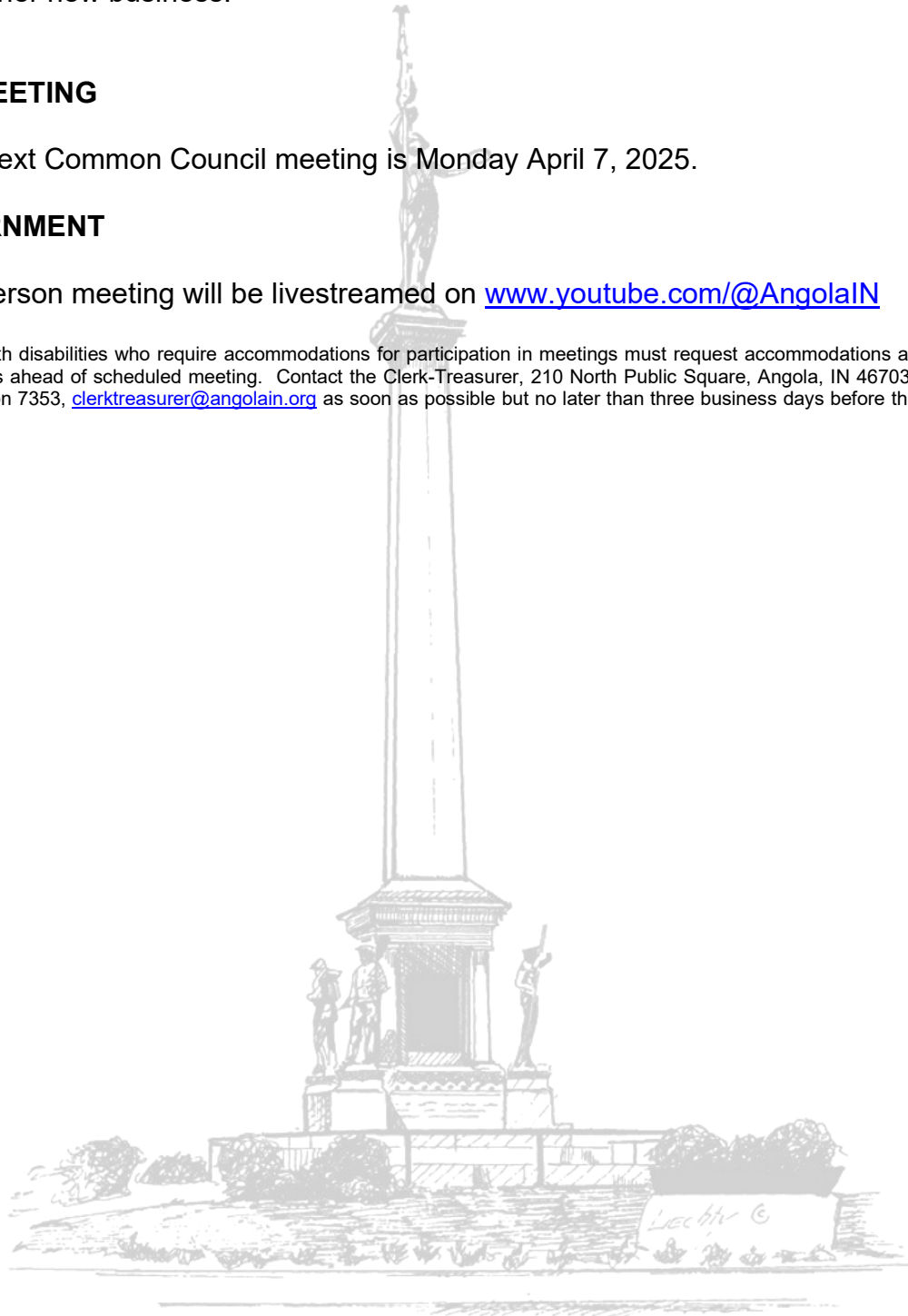
NEXT MEETING

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, clerktreasurer@angolain.org as soon as possible but no later than three business days before the scheduled event.





COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R7 / 12-22)

Prescribed by the Department of Local Government Finance

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

FORM CF-1 / PP

2025 PAY 2026

INSTRUCTIONS:

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

SECTION 1 TAXPAYER INFORMATION

Name of taxpayer FEDDEMA INDUSTRIES, INC.		County STEBEN
Address of Taxpayer (street and number, city, state and ZIP code) P O BOX 246 ANGOLA IN 46703		DLGF Taxing District Number 76012
Name of Contact Person LEN FEDDEMA	Telephone Number (260) 665-6463	Email Address

SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY

Name of Designating Body ANGOLA CITY COUNCIL	Resolution Number 2020-789	Estimated Start Date (month, day, year) 12/15/2020
Location of Property 1460 WOHLERT ST ANGOLA IN 46703		Actual Start Date (month, day, year) 12/15/2020
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired. DOOSAN MACHINE		Estimated Completion Date (month, day, year) 03/31/2021
		Actual Completion Date (month, day, year) 02/11/2021

SECTION 3 EMPLOYEES AND SALARIES

EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees	14	14
Salaries	534,000	534,000
Number of Employees Retained	14	14
Salaries	634,000	534,000
Number of Additional Employees	1	6
Salaries	570,000	447,502

SECTION 4 COST AND VALUES

	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
AS ESTIMATED ON SB-1								
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							
ACTUAL								
Values Before Project								
Plus: Values of Proposed Project	391,611							
Less: Values of Any Property Being Replaced								
Net Values Upon Completion of Project	391,611							

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

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

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

SECTION 6 TAXPAYER CERTIFICATION

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

Signature of Authorized Representative 	Title PRESIDENT	Date Signed (month, day, year) 02/01/2025
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Prepared by: BUTLER CPA LLC • 733 E NORTH ST, KENDALLVILLE, IN 46755 • (260)347-0475



COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R7 / 12-22)

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FORM CF-1 / PP

2025 PAY 2026

INSTRUCTIONS:

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2. This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between January 1 and May 15, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between January 1 and the extended due date of each year.
3. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (CF-1).

SECTION 1 TAXPAYER INFORMATION

Name of taxpayer FEDDEMA INDUSTRIES, INC.		County STEBEN
Address of Taxpayer (street and number, city, state and ZIP code) P O BOX 246 ANGOLA IN 46703		DLGF Taxing District Number 76012
Name of Contact Person LEN FEDDEMA	Telephone Number (260) 665-6463	Email Address

SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY

Name of Designating Body ANGOLA CITY COUNCIL	Resolution Number 2020-789	Estimated Start Date (month, day, year) 12/15/2020
Location of Property 1460 WOHLERT ST ANGOLA IN 46703		Actual Start Date (month, day, year) 12/15/2020
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired. DOOSAN MACHINE		Estimated Completion Date (month, day, year) 03/31/2021
		Actual Completion Date (month, day, year) 02/11/2021

SECTION 3 EMPLOYEES AND SALARIES

EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees	14	14
Salaries	534,000	534,000
Number of Employees Retained	14	14
Salaries	634,000	534,000
Number of Additional Employees	1	6
Salaries	570,000	447,502

SECTION 4 COST AND VALUES

	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
AS ESTIMATED ON SB-1								
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							
ACTUAL								
Values Before Project								
Plus: Values of Proposed Project	391,611							
Less: Values of Any Property Being Replaced								
Net Values Upon Completion of Project	391,611							

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

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

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

SECTION 6 TAXPAYER CERTIFICATION

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

Signature of Authorized Representative 	Title PRESIDENT	Date Signed (month, day, year) 02/01/2025
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Prepared by: BUTLER CPA LLC • 733 E NORTH ST, KENDALLVILLE, IN 46755 • (260)347-0475

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

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

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

We have reviewed the CF-1 and find that:			
<input checked="" type="checkbox"/>	The property owner IS in substantial compliance		
<input type="checkbox"/>	The property owner IS NOT in substantial compliance		
<input type="checkbox"/>	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year) March 3, 2025
Attested By		Designating Body Common Council	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.			
Time of Hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing

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

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

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



COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

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2025 PAY 2026

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SECTION 1 TAXPAYER INFORMATION								
Name of taxpayer FEDEMA INDUSTRIES, INC.						County STEUBEN		
Address of Taxpayer (street and number, city, state and ZIP code) P O BOX 246 ANGOLA IN 46703						DLGF Taxing District Number 76012		
Name of Contact Person LEN FEDEMA				Telephone Number (260) 665-6463		Email Address		
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY								
Name of Designating Body ANGOLA CITY COUNCIL				Resolution Number 2021-801		Estimated Start Date (month, day, year) 04/06/2021		
Location of Property 1460 WOHLERT ST ANGOLA IN 46703						Actual Start Date (month, day, year) 04/06/2021		
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired. New Horizontal CNC mill with heavier capacity than current mills to achieve new business						Estimated Completion Date (month, day, year) 06/30/2021		
						Actual Completion Date (month, day, year) 06/03/2021		
SECTION 3 EMPLOYEES AND SALARIES								
EMPLOYEES AND SALARIES						AS ESTIMATED ON SB-1		ACTUAL
Current Number of Employees						14		14
Salaries						534,000		534,000
Number of Employees Retained						14		14
Salaries						534,000		534,000
Number of Additional Employees						1		6
Salaries						70,000		447,502
SECTION 4 COST AND VALUES								
	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
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								
Net Values Upon Completion of Project	400,000							
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project								
Plus: Values of Proposed Project	399,338							
Less: Values of Any Property Being Replaced								
Net Values Upon Completion of Project	399,338							
NOTE: The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6 (c).								
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER								
WASTE CONVERTED AND OTHER BENEFITS						AS ESTIMATED ON SB-1		ACTUAL
Amount of Solid Waste Converted								
Amount of Hazardous Waste Converted								
Other Benefits:								
SECTION 6 TAXPAYER CERTIFICATION								
I hereby certify that the representations in this statement are true.								
Signature of Authorized Representative 				Title PRESIDENT		Date Signed (month, day, year) 02/01/2025		

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

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We have reviewed the CF-1 and find that:			
<input checked="" type="checkbox"/>	The property owner IS in substantial compliance		
<input type="checkbox"/>	The property owner IS NOT in substantial compliance		
<input type="checkbox"/>	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year) March 3, 2025
Attested By		Designating Body Common Council	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.			
Time of Hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing

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



**COMPLIANCE WITH STATEMENT OF BENEFITS
PERSONAL PROPERTY**

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FORM CF-1 / PP
2025 PAY 2026

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SECTION 1 TAXPAYER INFORMATION								
Name of taxpayer FEDDEMA INDUSTRIES, INC.						County STEUBEN		
Address of Taxpayer (street and number, city, state and ZIP code) P O BOX 246 ANGOLA IN 46703						DLGF Taxing District Number 76012		
Name of Contact Person LEN FEDDEMA				Telephone Number (260) 665-6463		Email Address		
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY								
Name of Designating Body Angola Council				Resolution Number 2022-826		Estimated Start Date (month, day, year) 07/01/2022		
Location of Property 1460 WOHLERT ST ANGOLA IN 46703						Actual Start Date (month, day, year) 07/01/2022		
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired. 2 Citizen Cincom L32, Hass DX30Y, 2 Citizen Cincom A320, Floor Scrubber, Air Compressor, Air Powered Crane, Pallet Change Mill						Estimated Completion Date (month, day, year) 12/31/2022		
						Actual Completion Date (month, day, year) / /		
SECTION 3 EMPLOYEES AND SALARIES								
EMPLOYEES AND SALARIES						AS ESTIMATED ON SB-1		ACTUAL
Current Number of Employees						16		16
Salaries						776,000		776,000
Number of Employees Retained						16		16
Salaries						776,000		776,000
Number of Additional Employees						10		4
Salaries						515,000		305,502
SECTION 4 COST AND VALUES								
	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project	2,417,089							
Plus: Values of Proposed Project	1,747,769							
Less: Values of Any Property Being Replaced								
Net Values Upon Completion of Project	4,164,858							
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project								
Plus: Values of Proposed Project	2,434,568							
Less: Values of Any Property Being Replaced								
Net Values Upon Completion of Project	2,434,568							
NOTE: The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6 (c).								
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER								
WASTE CONVERTED AND OTHER BENEFITS						AS ESTIMATED ON SB-1		ACTUAL
Amount of Solid Waste Converted								
Amount of Hazardous Waste Converted								
Other Benefits:								
SECTION 6 TAXPAYER CERTIFICATION								
I hereby certify that the representations in this statement are true.								
Signature of Authorized Representative <i>Len Feddema</i>				Title PRESIDENT		Date Signed (month, day, year) 02/01/2025		

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

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

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

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We have reviewed the CF-1 and find that:			
<input checked="" type="checkbox"/>	The property owner IS in substantial compliance		
<input type="checkbox"/>	The property owner IS NOT in substantial compliance		
<input type="checkbox"/>	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year) March 3, 2025
Attested By		Designating Body Common Council	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.			
Time of Hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing

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

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

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



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



**COMPLIANCE WITH STATEMENT OF BENEFITS
PERSONAL PROPERTY**

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

FORM CF-1 / PP
20__ Pay 20__

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

SECTION 1 TAXPAYER INFORMATION								
Name of Taxpayer Univertical LLC						County Steuben		
Address of Taxpayer (number and street, city, state, and ZIP code) 203 Weatherhead Street, Angola, IN 46703						DLGF Taxing District Number 076-012		
Name of Contact Person Kathleen French				Telephone Number (260) -6651500		Email Address kfrench@univertical.com		
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY								
Name of Designating Body City of Angola Common Council				Resolution Number 2019-752		Estimated State Date (month, day, year) 04/01/2019		
Location of Property 203 Weatherhead Street, Angola, IN 46703						Actual Start Date (month, day, year) 04/01/2019		
Description of new manufacturing equipment, new research and development equipment, new information technology equipment, or new logistical distribution equipment to be acquired. Copper Sulfate Crystal expansion and automated bagging equipment						Estimated Completion Date (month, day, year) 12/31/2019		
						Actual Completion Date (month, day, year) 09/30/2020		
SECTION 3 EMPLOYEES AND SALARIES								
EMPLOYEES AND SALARIES			AS ESTIMATED ON SB-1			ACTUAL		
Current Number of Employees			75.5			89		
Salaries			\$4,793,205			\$6,309,304		
Number of Employees Retained			75.5			75.5		
Salaries			\$4,793,205			\$5,364,304		
Number of Additional Employees			1			13.5		
Salaries			\$40,000			\$945,000		
SECTION 4 COST AND VALUES								
AS ESTIMATED ON SB-1	MANUFACTURING EQUIPMENT		RESEARCH & DEVELOPMENT EQUIPMENT		LOGISTICAL DISTRIBUTION EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project	\$ 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	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	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 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER								
WASTE CONVERTED AND OTHER BENEFITS					AS ESTIMATED ON SB-1		ACTUAL	
Amount of Solid Waste Converted								
Amount of Hazardous Waste Converted								
Other Benefits:								
SECTION 6 TAXPAYER CERTIFICATION								
I hereby certify that the representations in this statement are true.								
Signature of Authorized Representative <i>K French</i>				Title Assistant Controller.			Date Signed (month, day, year) 03/06/25	

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

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

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

We have reviewed the CF-1 and find that:			
<input checked="" type="checkbox"/>	The property owner IS in substantial compliance		
<input type="checkbox"/>	The property owner IS NOT in substantial compliance		
<input type="checkbox"/>	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year) 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	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing

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



**COMPLIANCE WITH STATEMENT OF BENEFITS
PERSONAL PROPERTY**

State Form 51765 (R7 / 12-22)

Prescribed by the Department of Local Government Finance

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

FORM CF-1 / PP
20__ Pay 20__

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

SECTION 1 TAXPAYER INFORMATION		
Name of Taxpayer Univertical LLC		County Stauben
Address of Taxpayer (number and street, city, state, and ZIP code) 203 Weatherhead Street, Angola, IN 46703		DLGF Taxing District Number 076-012
Name of Contact Person Kathleen French	Telephone Number (260)-6651500	Email Address kfrench@univertical.com

SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of Designating Body City of Angola Common Council	Resolution Number 2019-766	Estimated State Date (month, day, year) 12/01/2019
Location of Property 203 Weatherhead Street, Angola, IN 46703		Actual Start Date (month, day, year) 12/01/2019
Description of new manufacturing equipment, new research and development equipment, new information technology equipment, or new logistical distribution equipment to be acquired. New manufacturing equipment to improve technology and reduce costs		Estimated Completion Date (month, day, year) 06/30/2021
		Actual Completion Date (month, day, year) 11/04/2022

SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees	70	89
Salaries	\$4,750,000	\$6,309,304
Number of Employees Retained	70	70
Salaries	\$4,750,000	\$4,979,304
Number of Additional Employees	2	19
Salaries	\$80,000	\$1,330,000

SECTION 4 COST AND VALUES								
AS ESTIMATED ON SB-1	MANUFACTURING EQUIPMENT		RESEARCH & DEVELOPMENT EQUIPMENT		LOGISTICAL DISTRIBUTION EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project	\$ 10,843,725	\$	\$	\$	\$	\$	\$	\$
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	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	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 confidential pursuant to IC 6-1.1-12.1-5.6(c).

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

SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of Authorized Representative 	Title Assistant Controller	Date Signed (month, day, year) 03/06/25

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

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

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

We have reviewed the CF-1 and find that:			
<input checked="" type="checkbox"/>	The property owner IS in substantial compliance		
<input type="checkbox"/>	The property owner IS NOT in substantial compliance		
<input type="checkbox"/>	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year) 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	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing

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

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

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



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

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

20__ 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:

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

SECTION 1 TAXPAYER INFORMATION		
Name of Taxpayer Univertical LLC	County Steuben	
Address of Taxpayer (number and street, city, state, and ZIP code) 203 Weatherhead Street, Angola, IN 46703	DLGF Taxing District Number 076-012	
Name of Contact Person Kathleen French	Telephone Number (260) 6651500	Email Address kfrench@univertical.com
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of Designating Body City of Angola Common Council	Resolution Number 2021-798	Estimated Start Date (month, day, year) 03/01/2021
Location of Property 203 Weatherhead Street, Angola, IN 46703	Actual Start Date (month, day, year) 03/01/2021	
Description of Real Property Improvements 15,000 square foot building addition. The addition will include 3 truck loading bays, heating system, fire suppression system, and LED lighting. In addition, a new building tower will be built to support new manufacturing equipment.	Estimated Completion Date (month, day, year) 06/30/2021	
Actual Completion Date (month, day, year) 12/31/2021		
SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees	74	89
Salaries	\$4,750,000	\$6,309,304
Number of Employees Retained	74	74
Salaries	\$4,750,000	\$5,259,304
Number of Additional Employees	1	15
Salaries	\$40,000	\$1,050,000
SECTION 4 COST AND VALUES		
COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	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	ASSESSED VALUE
Values Before Project	\$ 4,495,945	\$
Plus: Values of Proposed Project	\$ 1,860,767	\$
Less: Values of Any Property Being Replaced	\$	\$
Net Values Upon Completion of Project	\$ 6,356,712	\$
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 	Title Assistant Controller	Date Signed (month, day, year) 03/06/2025

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

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

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

We have reviewed the CF-1 and find that:			
<input checked="" type="checkbox"/>	The Property Owner IS in Substantial Compliance		
<input type="checkbox"/>	The Property Owner IS NOT in Substantial Compliance		
<input type="checkbox"/>	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year) 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. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)			
Time of Hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing

HEARING RESULTS (to be completed after the hearing)			
<input type="checkbox"/> Approved		<input type="checkbox"/> Denied (see Instruction 4 above)	
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year) March 17, 2025
Attested By		Designating Body Common Council	
APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]			
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			



**COMPLIANCE WITH STATEMENT OF BENEFITS
PERSONAL PROPERTY**

State Form 51765 (R7 / 12-22)

Prescribed by the Department of Local Government Finance

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

FORM CF-1 / PP
20__ Pay 20__

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

SECTION 1 TAXPAYER INFORMATION								
Name of Taxpayer Univertical LLC						County Steuben		
Address of Taxpayer (number and street, city, state, and ZIP code) 203 Weatherhead Street, Angola, IN 46703						DLGF Taxing District Number 076-012		
Name of Contact Person Kathleen French				Telephone Number (260)-6651500		Email Address kfrench@univertical.com		
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY								
Name of Designating Body City of Angola Common Council				Resolution Number 2024-865		Estimated State Date (month, day, year) 01/01/2024		
Location of Property 203 Weatherhead Street, Angola, IN 46703						Actual Start Date (month, day, year) 01/01/2024		
Description of new manufacturing equipment, new research and development equipment, new information technology equipment, or new logistical distribution equipment to be acquired. Semi-Conductor (personal property)						Estimated Completion Date (month, day, year) 07/01/2024		
						Actual Completion Date (month, day, year) 10/31/2024		
SECTION 3 EMPLOYEES AND SALARIES								
EMPLOYEES AND SALARIES				AS ESTIMATED ON SB-1			ACTUAL	
Current Number of Employees				84			89	
Salaries				\$6,200,000			\$6,309,304	
Number of Employees Retained				84			84	
Salaries				\$6,200,000			\$5,959,304	
Number of Additional Employees				1			5	
Salaries				\$50,000			\$350,000	
SECTION 4 COST AND VALUES								
AS ESTIMATED ON SB-1	MANUFACTURING EQUIPMENT		RESEARCH & DEVELOPMENT EQUIPMENT		LOGISTICAL DISTRIBUTION EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project	\$ 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	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project	\$ 21,443,784	\$	\$	\$	\$	\$	\$	\$
Plus: Values of Proposed Project	\$ 856,893	\$	\$	\$	\$	\$	\$	\$
Less: Values of Any Property Being Replaced	\$	\$	\$	\$	\$	\$	\$	\$
Net Values Upon Completion of Project	\$ 22,300,677	\$	\$	\$	\$	\$	\$	\$
NOTE: The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6(c).								
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER								
WASTE CONVERTED AND OTHER BENEFITS				AS ESTIMATED ON SB-1			ACTUAL	
Amount of Solid Waste Converted								
Amount of Hazardous Waste Converted								
Other Benefits:								
SECTION 6 TAXPAYER CERTIFICATION								
I hereby certify that the representations in this statement are true.								
Signature of Authorized Representative <i>K French</i>				Title Assistant Controller			Date Signed (month, day, year) 03/06/25	

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

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

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

We have reviewed the CF-1 and find that:			
<input checked="" type="checkbox"/>	The property owner IS in substantial compliance		
<input type="checkbox"/>	The property owner IS NOT in substantial compliance		
<input type="checkbox"/>	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year) 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	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing

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

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

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



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

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

20____ 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:

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

SECTION 1 TAXPAYER INFORMATION		
Name of Taxpayer Univertical LLC	County Steuben	
Address of Taxpayer (number and street, city, state, and ZIP code) 203 Weatherhead Street, Angola, IN 46703	DLGF Taxing District Number 076-012	
Name of Contact Person Kathleen French	Telephone Number (260) 6651500	Email Address kfrench@univertical.com
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of Designating Body City of Angola Common Council	Resolution Number 2024-866	Estimated Start Date (month, day, year) 01/01/2024
Location of Property 203 Weatherhead Street, Angola, IN 46703	Actual Start Date (month, day, year) 01/01/2024	
Description of Real Property Improvements Framed, climate-controlled, semiconductor cleaning and packaging room. The intention of this project is to vertically integrate semiconductor anode machining, cleaning, and packaging processes in one place.	Estimated Completion Date (month, day, year) 07/01/2024	
Actual Completion Date (month, day, year) 03/31/2024		
SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees	84	89
Salaries	\$6,200,000	\$6,309,304
Number of Employees Retained	84	84
Salaries	\$6,200,000	\$5,959,304
Number of Additional Employees	1	5
Salaries	\$50,000	\$350,000
SECTION 4 COST AND VALUES		
COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values Before Project	\$ 9,627,443	\$
Plus: Values of Proposed Project	\$ 235,000	\$
Less: Values of Any Property Being Replaced	\$	\$
Net Values Upon Completion of Project	\$ 9,862,443	\$
ACTUAL	COST	ASSESSED 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	\$
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 	Title Assistant Controller	Date Signed (month, day, year) 03/06/2025

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

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

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

We have reviewed the CF-1 and find that:			
<input checked="" type="checkbox"/>	The Property Owner IS in Substantial Compliance		
<input type="checkbox"/>	The Property Owner IS NOT in Substantial Compliance		
<input type="checkbox"/>	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year) 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. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)			
Time of Hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing

HEARING RESULTS (to be completed after the hearing)			
<input type="checkbox"/> Approved		<input type="checkbox"/> Denied (see Instruction 4 above)	
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year) March 17, 2025
Attested By		Designating Body Common Council	
APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]			
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			

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

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

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

We have reviewed the CF-1 and find that:			
<input checked="" type="checkbox"/>	The property owner IS in substantial compliance		
<input type="checkbox"/>	The property owner IS NOT in substantial compliance		
<input type="checkbox"/>	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year) 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	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing

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

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

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**

State Form 51765 (R7 / 12-22)

Prescribed by the Department of Local Government Finance

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

FORM CF-1/PP
2025 PAY 2026

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

SECTION 1 TAXPAYER INFORMATION

Name of taxpayer ANGOLA WIRE PRODUCTS, INC.		County Steuben
Address of Taxpayer (street and number, city, state and ZIP code) 803 WOHLERT STREET ANGOLA IN 46703		DLGF Taxing District Number 76012
Name of Contact Person CHRIS HEROY, CEO	Telephone Number 260-250-2881	Email Address CCHEROY@ANGOLAWIRE.COM

SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY

Name of Designating Body ANGOLA CITY COUNCIL	Resolution Number 2020-786	Estimated Start Date (month, day, year) 11/01/2020
Location of Property 803 WOHLERT ST. ANGOLA IN 46703		Actual Start Date (month, day, year) 11/01/2020
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired. See attached		Estimated Completion Date (month, day, year) 12/31/2022
		Actual Completion Date (month, day, year) 12/31/2022

SECTION 3 EMPLOYEES AND SALARIES

EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees		150	132
Salaries		5,000,000	7,027,724
Number of Employees Retained		150	132
Salaries		5,000,000	7,027,724
Number of Additional Employees		5	5
Salaries		150,000	238,983

SECTION 4 COST AND VALUES

	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
AS ESTIMATED ON SB-1								
Values Before Project								
Plus: Values of Proposed Project	1,500,000	450,000						
Less: Values of Any Property Being Replaced								
Net Values Upon Completion of Project	1,500,000	450,000						
ACTUAL								
Values Before Project								
Plus: Values of Proposed Project	1,388,116	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 pursuant to IC 6-1.1-12.1-5.6 (c).

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

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

SECTION 6 TAXPAYER CERTIFICATION

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

Signature of Authorized Representative <i>Chris Heroy</i>	Title CEO	Date Signed (month, day, year) 3/5/25
--	--------------	--

Prepared by: RSM US LLP • 4100 EDISON LAKES PARKWAY, STE. 310, MISHAWAKA, IN 46545 • 574-234-4047

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

Name of taxpayer

ANGOLA WIRE PRODUCTS, INC.

SECTION 2

LOCATION AND DESCRIPTION OF PROPERTY

Description of real property improvements and/or new manufacturing equipment to be acquired

COMPANY IS PLANNING \$1.5M IN NEW HIGHLY AUTOMATED CNC/WELDING EQUIPMENT PURCHASES AND IS RAMPING UP WITH PERSONAL PROTECTIVE EQUIPMENT (PPE) PRODUCTION.

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

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

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

We have reviewed the CF-1 and find that:			
<input checked="" type="checkbox"/>	The property owner IS in substantial compliance		
<input type="checkbox"/>	The property owner IS NOT in substantial compliance		
<input type="checkbox"/>	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year) 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	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing

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

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
PERSONAL PROPERTY**

State Form 51765 (R7 / 12-22)

Prescribed by the Department of Local Government Finance

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

FORM CF-1/PP

2025 PAY 2026

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

SECTION 1 TAXPAYER INFORMATION		
Name of taxpayer ANGOLA WIRE PRODUCTS, INC.	County Steuben	
Address of Taxpayer (street and number, city, state and ZIP code) 803 WOHLERT STREET ANGOLA IN 46703	DLGF Taxing District Number 76012	
Name of Contact Person CHRIS HEROY, CEO	Telephone Number 260-250-2881	Email Address CCHEROY@ANGOLAWIRE.COM

SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of Designating Body ANGOLA CITY COUNCIL	Resolution Number 2024-871	Estimated Start Date (month, day, year) 07/15/2024
Location of Property 803 & 1300 WOHLERT ST. ANGOLA IN 46703	Actual Start Date (month, day, year) 09/15/2024	
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired. COMPANY IS PLANNING \$2.5M IN NEW COBOTS/LASER EQUIPMENT PURCHASES ALONG WITH HIGHLY AUTOMATED CNC/WELDING EQUIPMENT.	Estimated Completion Date (month, day, year) 12/31/2025	
	Actual Completion Date (month, day, year) / /	

SECTION 3 EMPLOYEES AND SALARIES			
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees		123	132
Salaries		6,390,902	7,027,724
Number of Employees Retained		123	132
Salaries		6,390,902	7,027,724
Number of Additional Employees		5	5
Salaries		225,000	62,922

SECTION 4 COST AND VALUES								
AS ESTIMATED ON SB-1	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project								
Plus: Values of Proposed Project	2,500,000	750,000						
Less: Values of Any Property Being Replaced								
Net Values Upon Completion of Project	2,500,000	750,000						
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project								
Plus: Values of Proposed Project	91,389	50,975						
Less: Values of Any Property Being Replaced								
Net Values Upon Completion of Project	91,389	50,975						

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

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

SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of Authorized Representative <i>Chris Heroy</i>	Title CEO	Date Signed (month, day, year) 3/4/25

Prepared by: RSM US LLP • 4100 EDISON LAKES PARKWAY, STE. 210, MISHAWAKA, IN 46545 • 574-234-4047



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R6 / 4-23)

Prescribed by the Department of Local Government Finance

20____ PAY 20____

FORM CF-1 / Real Property

INSTRUCTIONS:

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

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 INFORMATION		
Name of Taxpayer DUKE & BILLYS REALTY LLC (DBA DUKE IMPORTS INC)		County STEUBEN
Address of Taxpayer (number and street, city, state, and ZIP code) 1105 N WILLIAMS ST, ANGOLA IN 46703		DLGF Taxing District Number 110
Name of Contact Person PARAMVIR SETHI	Telephone Number (260) 665-1100	Email Address PAVAN@DUKEIMPORTS.COM
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of Designating Body CITY OF ANGOLA COMMON COUNCIL	Resolution Number 2021-797	Estimated Start Date (month, day, year)
Location of Property 1105 N WILLIAMS ST, ANGOLA IN 46703		Actual Start Date (month, day, year) APRIL 2021
Description of Real Property Improvements 37,700 SQUARE FEET ADDED TO EXISTING WAREHOUSE		Estimated Completion Date (month, day, year) 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	\$	\$ 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	\$
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 	Title Vice President	Date Signed (month, day, year) 3/12/2025

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

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

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

We have reviewed the CF-1 and find that:			
<input checked="" type="checkbox"/>	The Property Owner IS in Substantial Compliance		
<input type="checkbox"/>	The Property Owner IS NOT in Substantial Compliance		
<input type="checkbox"/>	Other (specify) _____		
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year) 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. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)			
Time of Hearing	<input type="checkbox"/> AM <input type="checkbox"/> PM	Date of Hearing (month, day, year)	Location of Hearing

HEARING RESULTS (to be completed after the hearing)			
<input type="checkbox"/> Approved		<input type="checkbox"/> Denied (see Instruction 4 above)	
Reasons for the Determination (attach additional sheets if necessary)			
Signature of Authorized Member			Date Signed (month, day, year) March 17, 2025
Attested By		Designating Body Common Council	
APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]			
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the clerk of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			

City of Angola, Indiana

ANNUAL REPORT OF THE REDEVELOPMENT COMMISSION TREASURER

Date: March 12, 2025

To: Angola Common Council

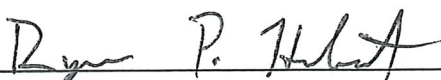
Pursuant to Indiana SEA 118-2014, the Treasurer of the Angola Redevelopment Commission hereby provides to the Angola Common Council the financial status for the year 2024 with respect to each of the tax increment financing district created by the Redevelopment Commission.

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,



Ryan P. Herbert

Clerk-Treasurer, City of Angola

Treasurer, Angola Redevelopment Commission

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

FUNDS	Total Jan. 1 Balance And Receipts to Date 1	Receipts For Month 2	Total Balance And Receipts 3	Disbursed To Date 4	Disbursed For Month 5	Total Disbursements 6	Treasurer's Ending Balance 7
General	\$ 7,377,848.62	\$ 300,014.36	\$ 7,677,862.98	\$ 603,823.76	\$ 352,354.26	\$ 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	\$ -	\$ 592,540.42	\$ 1,105.00	\$ 140,373.63	\$ 141,478.63	\$ 451,061.79
Motor Vehicle Highway	\$ 2,496,635.68	\$ 26,434.94	\$ 2,523,070.62	\$ 316,766.44	\$ 133,900.05	\$ 450,666.49	\$ 2,072,404.13
Local Road & Street	\$ 295,352.68	\$ 7,665.89	\$ 303,018.57	\$ -	\$ -	\$ -	\$ 303,018.57
Motor Vehicle Highway Restricted	\$ 195,248.01	\$ 16,519.41	\$ 211,767.42	\$ -	\$ -	\$ -	\$ 211,767.42
Parks & Recreation Operating	\$ 934,652.01	\$ -	\$ 934,652.01	\$ 86,358.89	\$ 59,307.67	\$ 145,666.56	\$ 788,985.45
LIT Economic Development	\$ 3,464,611.64	\$ 69,933.00	\$ 3,534,544.64	\$ 23,445.00	\$ 14,570.00	\$ 38,015.00	\$ 3,496,529.64
Donation	\$ 152,952.44	\$ 4,450.00	\$ 157,402.44	\$ 246.33	\$ 2,014.68	\$ 2,261.01	\$ 155,141.43
Federal Grants Operating	\$ 0.00	\$ 8,467.14	\$ 8,467.14	\$ -	\$ 8,467.14	\$ 8,467.14	\$ 0.00
Local Law Enforcement Continuing Ed	\$ 35,194.46	\$ 996.00	\$ 36,190.46	\$ 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	\$ -	\$ -	\$ -	\$ 31,680.29
Rainy Day	\$ 3,100,000.00	\$ -	\$ 3,100,000.00	\$ -	\$ -	\$ -	\$ 3,100,000.00
Hazardous Materials Response	\$ 11,827.05	\$ -	\$ 11,827.05	\$ 180.60	\$ -	\$ 180.60	\$ 11,646.45
LIT Public Safety	\$ 1,165,316.44	\$ 78,084.00	\$ 1,243,400.44	\$ 102,271.89	\$ 102,827.41	\$ 205,099.30	\$ 1,038,301.14
Opioid Settlement Unrestricted	\$ 40,170.02	\$ -	\$ 40,170.02	\$ -	\$ -	\$ -	\$ 40,170.02
Opioid Settlement Restricted	\$ 100,536.11	\$ -	\$ 100,536.11	\$ -	\$ -	\$ -	\$ 100,536.11
Fire Operating	\$ 2,086,671.48	\$ 1,000.00	\$ 2,087,671.48	\$ 227,825.19	\$ 161,089.28	\$ 388,914.47	\$ 1,698,757.01
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	\$ 790.00	\$ 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	\$ 520,480.13	\$ 174,869.56	\$ 695,349.69	\$ 495,866.42
Wastewater Sinking	\$ 962,461.92	\$ 17,698.52	\$ 980,160.44	\$ 87,500.00	\$ -	\$ 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
Investments By Funds	Total Jan. 1 Balance And Purchases to Date	Investments Purchased For Month	Total Balance And Investments Purchased	Investments Cashed To Date	Investments Cashed For Month	Total Investments Cashed	Treasurer's Balance of Investments
Moneys on Deposit (interest only) (2)	\$ 7,854.44	\$ 3,363.19	\$ 11,217.63	\$ -	\$ -	\$ -	\$ 11,217.63
Moneys on Deposit (interest only) (8)	\$ 203,734.11	\$ 85,744.84	\$ 289,478.95	\$ -	\$ -	\$ -	\$ 289,478.95
Local Major Moves Construction (2)	\$ 2,826,067.88	\$ 9,430.54	\$ 2,835,498.42	\$ -	\$ -	\$ -	\$ 2,835,498.42
Total of Investments by Funds	\$ 3,037,656.43	\$ 98,538.57	\$ 3,136,195.00	\$ -	\$ -	\$ -	\$ 3,136,195.00
TOTAL - ALL FUNDS	\$ 38,040,467.64	\$ 1,478,127.77	\$ 39,518,595.41	\$ 2,908,523.98	\$ 1,694,083.65	\$ 4,602,607.63	\$ 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 End of Month	Outstanding Warrants	Net Depository Balance
<u>Bank of New York</u>			
Wastewater Sinking - Bond & Interest (20)	\$ 45,168.46	\$ -	\$ 45,168.46
Wastewater Sinking - Debt Service Reserve (20)	\$ 847,491.98	\$ -	\$ 847,491.98
<u>Farmers State Bank</u>			
General Checking (3)	\$ 4,461,117.76	\$ (84,264.10)	\$ 4,376,853.66
General Savings (8)	\$ 25,789,478.95	\$ -	\$ 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)	\$ 1,011,217.63	\$ -	\$ 1,011,217.63
TRECS (2)	\$ -	\$ -	\$ -
TOTALS	\$ 32,155,327.93	\$ (84,264.10)	\$ 32,071,063.83
INVESTMENTS MADE FROM DEPOSITORY BALANCES			\$ -
ADD: Cash in Office			\$ 1,250.00
ADJUSTMENTS (explain fully)			
Deposit in transit (3) 14075			\$ 1,533.93
Deposit in transit (3) 14079			\$ 170.95
Deposit in transit (3) 14080			\$ 264.49
Deposit in transit (3) 14081			\$ 161.23
Deposit in transit (3) 14082			\$ 2,078.66
Deposit in transit (3) 14084			\$ 3,103.43
Deposit in transit (3) 14085			\$ 847.06
Outstanding NSF Boneff			\$ 166.27
Outstanding Credit Cards			\$ (150.49)
Moneys on Deposit (interest only EOM)			\$ (300,696.58)
TOTAL CASH BALANCE, Plus Depository Balances Invested			\$ 31,779,792.78
Total of Investments - All funds (As shown in Col 7 opposite page)			\$ 3,136,195.00
TOTAL CASH BALANCE AND INVESTMENTS			\$ 34,915,987.78