

Town of Fortville

05.04.2026

Town Council Meeting

Opening of Meeting:

The meeting was held at Fortville Town Hall, 714 E. Broadway. Meeting was called to order by Council President Tonya Davis at 6:30 pm.

Present:

Tonya Davis, President; Ryan Rummell, Vice President; Libby Wyatt, Council Member; Sean Morgan, Council Member; Fritz Fentz, Council Member; Joe Renner, Town Manager; Alex Intermill, Town Attorney.

Not Present:

Missy Glazier, Clerk Treasurer.

Approval of Agenda

Ryan Rummell made a motion to approve the agenda for tonight's May 4th, 2026, Town Council Meeting. Libby Wyatt seconds the motion. Motion carries passed 5/0.

Approval of Minutes

Ryan Rummell made a motion to approve the April 20th, 2026, council meeting minutes. Libby Wyatt seconds the motion. Motion carries, passed 5/0.

Old Business:

- a) The council will hear Vernon Township Fire Department EMS Chief Kiely Culberson and Fortville Police Chief Patrick Bratton will present Officer Chase Simpson **The Lifesaving Award** for his actions on December 23rd, 2025, where officer Chase Simpson quickly assessed and stabilized the patient from a traumatic accident which would have ended in a poor patient outcome had he not acted with life saving determination and abilities. Letter of Commendation attached to minutes.
- b) The council will consider the Adoption of Resolution No. 2026+5A, a Fiscal Plan for the Durack Annexation. Brett Kelly commented and questioned the annexation. Is Fortville prepared to address the road traffic volume, the upcoming infrastructure needs, the utilities needed for the growth? Joe Renner assured the citizen that any roads, utilities, and development upgrades that are needed and are direct responsibilities of Fortville will be and are being addressed. The Planning Commission will be discussing the needs. Encouragement to attend the next planning meeting was given to voice any and all concerns the public may have.

Ryan Rummell made a motion to approve the Adoption of Resolution No. 2026_5A, a Fiscal Plan for the Durack Annexation. Libby Wyatt seconded the motion. Motion carries, passed 5/0.

- c) The council will consider the 2nd Reading of Ordinance No. 2026_4A, Annexation of the Durack Property.

Ryan Rummell made a motion to approve the 2nd Reading of Ordinance No. 2026_4A, Annexation of the Durack Property. Libby Wyatt seconded the motion. Motion carries, passed 5/0.

New Business:

- a) The council will hear a Special Event Request: Worship in the Park on Mother's Day, Sunday May 10th, 2026, from 10:00am-Noon. Presented by Gateway Community Church of Fortville.

Ryan Rummell made a motion to approve a Special Event Request: Worship in the Park on Mother's Day, Sunday May 10th, 2026, from 10:00am-Noon. Libby Wyatt seconded the motion. Motion carries, passed 5/0.

- b) The council will consider the proposals from Property Pros for the Landscape Design Proposal for the Main Street Bump-outs. Plan 1 for \$14,642.37 will add fertilizer, weed barrier, and mulch added to bump outs. Plan 2 for \$26,554.52 will add fertilizer, weed barrier, and rock to make it uniform and clean.

Ryan Rummell made a motion to approve the Landscape Design Proposal Plan 2 for \$26,554.52 for the Main Street Bump-outs. Fritz Fentz seconded the motion. Motion carried, passed 5/0.

- c) The council will hear a Surplus inventory request from FPD's Chief Bratton to declare six (6) Motorola APX 6000 radios. Ripley County would like to purchase them from us. They have to be declared surplus inventory before they can be sold and transferred to another county.

Ryan Rummell made a motion to approve the Surplus inventory request form to declare six (6) Motorola APX 6000 radios. Libby Wyatt seconded the motion. Motion carried, passed 5/0.

- d) The council will consider Resolution No. 2026_5B, Declaring a Transfer of Surplus Radios to the Ripley County EMA.

Ryan Rummell made a motion to approve Resolution No. 2026_5B, Declaring a Transfer of Surplus Radios to the Ripley County EMA. Libby Wyatt seconded the motion. Motion carried, passed 5/0.

e) Chief Bratton suggests the council adopt an ordinance for e-bikes and motorized scooters including the use of these on roadways, sidewalks, and trails. Fortville Town Council needs to start the process with ordinances, consequences, and repeat offenders' rules to keep safety for everyone.

f) The Council will consider the Tax Abate Compliance (CF-1) Forms for Thursday Pools, Taxman, and Secured Tech.

Ryan Rummell made a motion to approve the Tax Abate Compliance (CF-1) Forms for Thursday Pools, Taxman, and Secured Tech. Libby Wyatt seconded the motion. Motion carried, passed 5/0.

Department Head Reports:

Town Manager: Joe Renner

We received a two-week notice for another town employee that will be leaving for a higher paying job. We currently have 2-3 positions that will need to be filled soon. AI innovations. They have received their IDEM for water and sewer permits. INDOT will also be issuing permits for them to continue. Landmark Park project is still going forward. Funding is being secured and have spoken with several companies about concrete and gazebo numbers. The 5-year park's master plan was approved from DNR. Sidewalks and crosswalks needed for the Farmer's Market will need to go through INDOT.

Planning & Building Director: Adam Zaklikowski

Adam had a meeting with Madison County Council of Government. Their Regional Transportation Planners invited him to serve on the committee to study State Route 13 corridor from US 36/67 to old Route 132 in Lapel. There is a lot of growth, and they would like to respond appropriately to that. They will be meeting four more times in the next few months. There will be public meetings planned for the public to comment and make their recommendations known.

Parks Manager: Heath Luther

Heath was absent.

Police Chief: Chief Patrick Bratton

Officer Joshua Lanning graduated from the Police academy last week and is on the job and Officer Jacob Payne started his academy and will soon be going strong upon completion.

Town Attorney: Alex Intermill

No Comment.

Clerk-Treasurer: Missy Glazier/Adriana Krueger

Absent.

Public Comment:

No. Comment.

Council Members:

Tonya Davis

No Comment.

Ryan Rummell

No Comment.

Libby Wyatt

Senior Center informational meeting was held as well as a mailing went out to get the general public's opinions and requests for services that can be considered for this demographic.

Fritz Fentz

No Comment.

Sean Morgan

Wanted to give a general thanks for the successful farmer's market start and looking forward to a great year moving forward.

Approve and Sign Vouchers:

Ryan Rummell makes the motion to approve and sign vouchers, Libby Wyatt seconds the motion. Motion carries passed 5/0.

Adjourn:

Tonya Davis makes the motion to adjourn at 7:47 pm, Libby Wyatt seconds the motion. Motion carries passed 5/0.

President: _____

Tonya Davis

Deputy Clerk-Treasurer: _____


Adriana Krueger



FORTVILLE POLICE DEPARTMENT

714 EAST BROADWAY, FORTVILLE, INDIANA 46040

CHIEF PATRICK W. BRATTON

Non-Emergency Dispatch: (317) 477-4400

E-mail: pbratton@fortvillepd.org

Police Department: (317) 485-4044 ext # 1

Fax: (317) 485-6351

Letter of Commendation Life Saving Award

The Fortville Police Department believes in the recognition of officers, their actions, and outstanding efforts in service to the community and their fellow officers. In keeping with this belief, the Fortville Police Department recognizes Officer Chase Simpson for his outstanding efforts that occurred on December 23rd, 2025.

On Tuesday December 23rd, 2025 a 911 call came in to dispatch for a personal injury accident involving a motorcycle at 400 West and 1000N. The patient had a severe compound injury to the leg and extreme blood loss. Officer Simpson quickly realized this was a life-threatening situation, arrived on the scene of the accident, assessed the situation and applied a tourniquet prior to the Vernon Township Fire Department arriving. The Vernon Township Fire Department arrived and continued patient care and prepared the patient for transport to the hospital trauma center. Officer Simpson continued to process the accident scene while VTFD transported the patient to the hospital. Due to Officer Simpson's quick assessment of the scene, his training and knowledge of tactical medical care, and quick actions, the patient survived.

A failure to act or action after delay could have led to a tragic outcome.

Therefore, Officer Simpson's actions qualify him for this life saving award and reflects great credit upon himself and the Fortville Police Department.

Given this 4th day of May 2026.

Patrick Bratton

Chief of Police

Special Event Permit

TOWN OF FORTVILLE APPLICANT INFORMATION

Organization: GATEWAY COMMUNITY CHURCH OF FORTVILLE Non-Profit Yes No
 Street Address: 125 STAT. ST. FORTVILLE IN 410010
 Phone: 559 414-1518
 Email: _____

Contact Name: ANGELICA RANGULL @ gatewayfortville.org

EVENT INFORMATION

Name of Event: WORSHIP IN THE PARK - MOTHERS DAY Annual Event Yes No
 Event Date: SUNDAY MAY 10TH Event Time(s): 10AM - 12PM
 Will your event include _____

Concert(s)/Live Music	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	5k/Run/Etc	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
Tents*	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Inflatables, obstacles, rock walls, etc.	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
Concessions*	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Fireworks, lasers, pyrotechnics	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
Alcohol*	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Bingo, drawings, lottery, or similar	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
Signs or Banners prior to the event	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Massage or similar activities	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
Additional Lighting, decorations, or similar	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Portable restrooms*	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>

*Please see page 2 for additional information required for these activities

EVENT DESCRIPTION

WORSHIP SERVICE IN THE PARK. LIVE MUSIC. BEGINS AT 10AM WITH SET UP AT 8:45AM. SERVICE WILL END AT 11:15AM WITH CLEAN UP IMMEDIATELY AFTER. NO LATER THAN 12PM. MUSIC AND PRAISE IN GAZEBO AND CONGREGATION WILL SIT IN CHAIRS IN GRASS. THE CHURCH WILL PROVIDE BATHROOMS AND CLEAN UP.

EVENT LOGISTICS

Proposed Location: GAZEBO LANDMARK PARK Estimated Number of Vendors: 0
 Attendance Estimated: 70
 Event Start Date: MAY 10TH Start Time: 9AM
 Event End Date: MAY 10TH End Time: 12PM
 Set-Up Date: MAY 10TH Time: 8:45 AM
 Tear-Down Date: MAY 10TH Time: 11:15AM

PLEASE DESCRIBE YOUR PLAN FOR CLEANUP AND REMOVAL OF TRASH DURING AND AFTER YOUR EVENT

CHURCH VOLUNTEERS WILL CLEAN UP TRASH AND DISPOSE IN THE CHURCH DUMPSTER.

PUBLIC SERVICES REQUESTED

(Signature)

Special Event Permit

TOWN OF FORTVILLE

Please identify any public services including street closures and traffic control, electric service, etc. that you may need for your event:

Street or Alley Closure	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Event Barricades	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Traffic Control	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
EMS Presence	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Picnic Tables	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Fire Inspection (required for tents)	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Public Electric Service	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Public Water Service Connection	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>

Number Requested _____ / 10 tables

*Tents over 200 square feet must include "No Smoking" signage and a fire extinguisher. Please contact the Fire Department for additional information and to schedule inspections.

Amperes/Voltage Requested _____

Public water supply requires the use of an NSF-approved food grade hose, non-lead connections, and a back flow prevention device suited to the vendor's intended use. If carbonated drink systems will require a connection to the public water system, please indicate below the type of back flow prevention device that will be used.

N/A

Please describe any food or concession prep areas and/or alcohol sales and consumption planned for your event and attach a copy of your liquor license to the application.

N/A

You are required to provide portable restroom facilities at your event, unless you can substantiate the sufficient availability of both ADA accessible and non-accessible facilities in the immediate area which will be available to the public during your event. If you will not be providing portable restrooms, please attach a description of facility plan.

Total Number of Portable Toilets Proposed: 0 Number of ADA Accessible Portable Toilets: _____

Portable Restroom Facility Provider: 0

Contact Number: _____

Set-Up Date: _____ Time: _____ Pick-Up Date: _____ Time: _____

You are required to provide adequate trash services for your event. Please provide the contact information for the sanitation/recycling company that will provide clean-up services:

Trash/Sanitation Company Name: CHURCH DUMPSTER (REPUBLIC) ON CHURCH PROPERTY

Contact Number: 317.485.5418

Number of Trash Cans With Lids: _____ Without Lids: _____ Recycling Containers: _____

Number of Dumpsters with Lids: _____ Without Lids: _____

Set-Up Date: _____ Time: _____ Pick-Up Date: _____ Time: _____

EVENT ATTACHMENTS

Please provide the following as applicable to your event

Event Route/Site *required

Vendor List _____

Special Event Permit

TOWN OF FORTVILLE

Plan			
Agenda/Proposed Activities	<input type="checkbox"/> *required	Performer List	<input type="checkbox"/>
Description of Security/Medical Plan	<input type="checkbox"/> N/A	Location of Stage(s)	<input type="checkbox"/>
Parking Plan/Bus	<input type="checkbox"/> N/A	Copy of 501 C(3) Exemption Letter	<input type="checkbox"/>
Routes	<input type="checkbox"/> N/A	Copy of Insurance/Contact Information	<input type="checkbox"/>
Copy of Liquor License	<input type="checkbox"/> N/A	Brief Description & Locations of signage/banners proposed	<input type="checkbox"/>
Copy of Health Department Approval	<input type="checkbox"/> N/A	Other Attachments (Please List):	<input type="checkbox"/> N/A
Copy of notice to public/businesses of intended closures	<input type="checkbox"/> N/A		
Contact Information for Tent Vendor/Installation	<input type="checkbox"/> *required for Fire Inspections		

ADAM SCHUMTICH
Please include sound-check start/end time(s)
8:45 AM

GAZERO @ LANDMARK

THE APPLICANT IS RESPONSIBLE FOR ENSURING THAT THE FOLLOWING REGULATIONS ARE MET AT ALL TIMES. FAILURE TO MEET ANY OF THE FOLLOWING WILL RESULT IN THE DENIAL OR REVOCATION OF THIS PERMIT AND POSSIBLE ENFORCEMENT ACTION BEING TAKEN AS OUTLINED BY THE TOWN OF FORTVILLE CODE OF ORDINANCES.

All Applicants shall be required to submit to the Town of Fortville proof of insurance and for general liability that states that the Town of Fortville, Indiana, is listed as an additional co-insured. The minimum insurance requirement shall be \$1,000,000 per occurrence; \$300,000 per person; and \$50,000 for legal. Amusement rides, inflatables, moving vehicles, rock walls, etc. will require proof of additional coverage. Special Event Permits are required for any obstruction, use, or activity within a public right-of-way, town property, or town easement. Any applications for encroachments must include a site plan that details specifically the number and location of encroachments. Site plans should detail uses planned for each section or route. In cases where the proposed activities will interfere with traffic flow on streets, the application will be assessed by the Fortville Police, Vernon Township Fire Dept., and Fortville Street Departments to determine the number of necessary town personnel and/or equipment. Fees will be assessed on a case-by-case basis based on the personnel needed and total time of the event. Under no circumstance does this permit give the applicant permission to set up any activity, staging area, or other event-related feature on private property. The undersigned shall notify the town 30 days prior to the event to ensure availability of resources. The applicant shall hold harmless and indemnify the Town of Fortville from, for, and against any claim of any person in tort, contract, or otherwise arising out of the act or omissions of the applicant, their agents, representatives, participants, etc.

Based upon the size, location, and nature of your event, additional town resources may be required. These resources will be assessed and required by various town personnel and the cost will be reflected in your total permit fee. The base permit fee is \$70.

APPLICANT AFFIDAVIT

I certify that the information contained in the foregoing application is true and correct to the best of my knowledge. I believe that I have read, understand, and agree to abide by the rules and regulations governing the proposed Special Event under the Town of Fortville Municipal Code, and I understand that this application is made subject to the rules and regulations set forth by the town. As the applicant, I agree to comply with all the requirements of the town, County, State, Federal Government, and any other applicable entity which may pertain to the use of the Event venue and conduct of the event. I further certify that I, on behalf of the Host Organization, am authorized to commit that the organization to be financially responsible for any costs or fees that may be incurred by or on behalf of the Event to the Town of Fortville.

Applicant Signature:  Date: 4/26/24

Printed Name: ANGELICA RANGULL

Relationship to Applying Organization: ADMIN

plan - mulch



**PROPERTY
PROS**

Work Order

Proposal No.: 15683

Proposed Date: 04/18/26

PROPERTY:

Fortville Business Association

Fortville, IN 46040

ACCOUNT MANAGER:

Josh Springer
3176970060
office@propertyproslm.com

Bed Prep

\$4766.87

Removal and disposal of existing plantings.

Landscape beds will be amended with a combination of 4-3-2 fertilizer and pulverized topsoil (8 yds.) to amend and fill around new landscape plant root balls.

Install accent boulders (9) per design.

Due to the nature of natural stone, sizes and tonnage can vary from stone to stone. An allowance of 3 tons of boulder stone has been proposed. Any needed tonnage above the 3 tons will require a change order to be completed and approved by the client.

Any existing plants that may need to be moved and/or transplanted are not guaranteed and are not warranted. If replacement is requested a change order will be provided.

Landscape Plant Install

\$8562.79

Install all plants per design. Plants will be watered in to reduce the air pockets around the root balls which can cause stress to the plants.

1. Hornbeam Frans Fontaine - 3
2. Caryopteris Dark Knight - 30
3. Potentilla Goldfinger - 50
4. Birds Nest Spruce - 8
5. Neon Flash Spirea - 47
6. Walker's Low Catmint - 27

Planting Final Bed

\$1312.71

Install a color enhanced brown mulch with a pre-emergent application.

Sale	\$14,642.37
Sales Tax	\$597.26
Total	\$15,239.63

PAYMENT SCHEDULE

SCHEDULE	TOTAL PRICE
50% Due upon acceptance (tax to be reflected on invoice)	\$7,321.00
50% Remainder due upon completion (tax to be reflected on the invoice)	\$7,321.37
	<u>\$14,642.37</u>

plan - 2 rock



PROPERTY PROS

Work Order

Proposal No.: 15734

Proposed Date: 05/01/26

PROPERTY:		ACCOUNT MANAGER:	
Fortville Business Association		Josh Springer	
Fortville, IN 46040		3176970060	
		office@propertyproslm.com	

Bed Prep \$2159.67

Beds will be amended with a combination of 4-3-2 fertilizer and pulverized topsoil to fill around new landscape plant root balls. Install any natural stone accent boulders and stone steppers per design.

Due to the nature of natural stone, sizes and tonnage can vary from stone to stone. An allowance of tons of boulder stone has been proposed. Any needed tonnage above the 4 tons will require a change order to be completed and approved by the client.

Any existing plants that may need to be moved and/or transplanted are not guaranteed and are not warranted. If replacement is requested a change order will be provided.

Landscape Plant Install \$13183.33

Install all plants per design. Plants will be watered in to reduce the air pockets around the root balls which can cause stress to the plants.

1. Andorra Juniper 3 gal. - 27
2. Blanket Flower 1 gal. - 46
3. Little Bluestem 1 gal. - 34
4. Little Devil Ninebark 3 gal. - 37
5. Lamb's Ear 1 gal. - 21
6. Franz Fontaine Hornbeam 2" - 2
7. Little Spire Russian Sage 1 gal. - 5

Planting Final Bed \$11211.52

Removal and disposal of existing plant material and mulch in landscape beds.

Install Royal Brassfield decorative gravel with soil separator fabric and staples

Sale	\$26,554.52
Sales Tax	\$935.83
Total	\$27,490.35

PAYMENT SCHEDULE

SCHEDULE	TOTAL PRICE
50% Due upon acceptance (tax to be reflected on the invoice)	\$13,277.00
50% Remainder due upon completion (tax to be reflected on the invoice)	\$13,277.52
	<hr/>
	\$26,554.52



**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

2026 pay 2027

- 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	Commerce Industries LLC (Thursday Pools LLC)			County	Hancock						
Address of Taxpayer (number and street, city, state, and ZIP code)	840 Commerce Parkway, Fortville, IN 46040			DLEG Taxing District Number	30-017						
Name of Contact Person	William H Khamis			Telephone Number	(314) 408-2668						
Email Address				bkhamis@aol.com							
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY											
Name of Designating Body	Fortville Town Council			Resolution Number	2014-11B						
Location of Property	840 Commerce Pkwy, Fortville, IN 46040			Estimated State Date (month, day, year)	11/1/14						
Description of new manufacturing equipment, new research and development equipment, new information technology equipment, or new logistical distribution equipment to be acquired.				Actual Start Date (month, day, year)	5/1/15						
New molds and equipment to manufacture one piece fiberglass pools				Estimated Completion Date (month, day, year)	6/1/15						
				Actual Completion Date (month, day, year)	2/1/17						
SECTION 3 EMPLOYEES AND SALARIES											
AS ESTIMATED ON SB-1											
Current Number of Employees	12			ACTUAL							
Salaries	400,000			119							
Number of Employees Retained	12			7,170,655							
Salaries	400,000			119							
Number of Additional Employees	4			7,170,655							
Salaries	72,000			115							
			6,770,655								
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	\$ 0	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Plus: Values of Proposed Project	\$ 200,000	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Less: Values of Any Property Being Replaced	\$ 0	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Net Values Upon Completion of Project	\$ 200,000	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
ACTUAL	COST	ASSESSED VALUE		COST	ASSESSED VALUE		COST	ASSESSED VALUE		COST	ASSESSED VALUE
Values Before Project	\$ 0	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Plus: Values of Proposed Project	\$ 357,685	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Less: Values of Any Property Being Replaced	\$ 0	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Net Values Upon Completion of Project	\$ 357,685	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
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	
Amount of Solid Waste Converted										ACTUAL	
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		Date Signed (month, day, year)
William H Khamis									Manager		5/2/26

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:

- The property owner IS in substantial compliance
- The property owner IS NOT in substantial compliance
- Other (specify) _____

Reasons for the Determination (attach additional sheets if necessary)

Signature of Authorized Member

Adam Zakukowski

Member

Attested By

A. ADAM ZAKUKOWSKI, PLNG. + BLDG. DIR.

Designating Body

FORTVILLE TOWN COUNCIL

TONYA DAVIS
TOWN COUNCIL PRES.

Date Signed (month, day, year)

5/4/26

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
- PM

Date of Hearing (month, day, year)

Location of Hearing

HEARING RESULTS (to be completed after the hearing)

- Approved
- Denied (see instruction 5 above)

Reasons for the Determination (attach additional sheets if necessary)

Signature of Authorized Member

Attested By

Designating Body

Date Signed (month, day, year)

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

2026 pay 2027
FORM CF-1 / Real Property

INSTRUCTIONS:

1. Property owner's 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. ((C 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	Commerce Industries LLC (Thursday Pools LLC)	County	Hancock
Address of Taxpayer (number and street, city, state, and ZIP code)	840 Commerce Pkwy, Fortville, IN 46040	DLGF Taxing District Number	30-017
Name of Contact Person	William H Kharnis	Email Address	bkhamis@aol.com
		Telephone Number	(317) 408-2668
SECTION 2		LOCATION AND DESCRIPTION OF PROPERTY	
Name of Designating Body	Fortville Town Council	Resolution Number	2014-11B
Location of Property	840 Commerce Pkwy, Fortville, IN 46040	Estimated Start Date (month, day, year)	11/1/14
Description of Real Property Improvements	Building Addition	Actual Start Date (month, day, year)	5/1/15
		Estimated Completion Date (month, day, year)	6/1/15
		Actual Completion Date (month, day, year)	2/1/17
SECTION 3		EMPLOYEES AND SALARIES	
		AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees	12		119
Salaries	400,000		7,170,655
Number of Employees Retained	12		119
Salaries	400,000		7,170,655
Number of Additional Employees	4		115
Salaries	72,000		6,770,655
SECTION 4		COST AND VALUES	
		REAL ESTATE IMPROVEMENTS	
COST AND VALUES		AS ESTIMATED ON SB-1	
AS ESTIMATED ON SB-1		COST	ASSESSED VALUE
Values Before Project	\$		\$
Plus: Values of Proposed Project	\$ 500,000		\$
Less: Values of Any Property Being Replaced	\$		\$
Net Values Upon Completion of Project	\$ 500,000		\$
ACTUAL		COST	ASSESSED VALUE
Values Before Project	\$		\$
Plus: Values of Proposed Project	\$ 902,394		\$
Less: Values of Any Property Being Replaced	\$		\$
Net Values Upon Completion of Project	\$ 902,394		\$
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER	
		AS ESTIMATED ON SB-1	ACTUAL
COST AND VALUES		AS ESTIMATED ON SB-1	
AS ESTIMATED ON SB-1		COST	ASSESSED VALUE
Values Before Project	\$		\$
Plus: Values of Proposed Project	\$ 500,000		\$
Less: Values of Any Property Being Replaced	\$		\$
Net Values Upon Completion of Project	\$ 500,000		\$
ACTUAL		COST	ASSESSED VALUE
Values Before Project	\$		\$
Plus: Values of Proposed Project	\$ 902,394		\$
Less: Values of Any Property Being Replaced	\$		\$
Net Values Upon Completion of Project	\$ 902,394		\$
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS	
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	William H Kharnis	Title	Manager
		Date Signed (month, day, year)	5/2/26

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	TENYA DAVIS TOWN COUNCIL PRES.	Date Signed (month, day, year)	5/4/26
Attested By	FORTVILLE TOWN COUNCIL	Designating Body	
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)	
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
2026 pay 2027

- 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 Commerce Industries LLC (Thursday Pools LLC)		County Hancock							
Address of Taxpayer (number and street, city, state, and ZIP code) 840 Commerce Pkwy, Fortville, IN 46040				DLGF Taxing District Number 30-017					
Name of Contact Person William H Khamis		Telephone Number (317) 408-2668		Email Address bkhamis@aol.com					
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY									
Name of Designating Body Fortville Town Council		Resolution Number 2018-5A		Estimated State Date (month, day, year) 3/1/19					
Location of Property 840 Commerce Pkwy, Fortville, IN 40640				Actual Start Date (month, day, year) 6/1/18					
Description of new manufacturing equipment, new research and development equipment, new information technology equipment, or new logistical distribution equipment to be acquired. New molds and equipment to manufacture one piece fiberglass pools									
SECTION 3 EMPLOYEES AND SALARIES									
				AS ESTIMATED ON SB-1			ACTUAL		
Current Number of Employees		20		119					
Salaries		800,000		7,170,655					
Number of Employees Retained		20		119					
Salaries		800,000		7,170,655					
Number of Additional Employees		10		115					
Salaries		400,000		6,770,655					
SECTION 4 COST AND VALUES									
		MANUFACTURING EQUIPMENT		RESEARCH & DEVELOPMENT EQUIPMENT		LOGISTICAL DISTRIBUTION EQUIPMENT		IT EQUIPMENT	
AS ESTIMATED ON SB-1		COST		ASSESSED VALUE		COST		ASSESSED VALUE	
Values Before Project		\$ 0		\$		\$		\$	
Plus: Values of Proposed Project		\$ 250,000		\$		\$		\$	
Less: Values of Any Property Being Replaced		\$ 0		\$		\$		\$	
Net Values Upon Completion of Project		\$ 250,000		\$		\$		\$	
ACTUAL		COST		ASSESSED VALUE		COST		ASSESSED VALUE	
Values Before Project		\$ 0		\$		\$		\$	
Plus: Values of Proposed Project		\$ 404,901		\$		\$		\$	
Less: Values of Any Property Being Replaced		\$ 0		\$		\$		\$	
Net Values Upon Completion of Project		\$ 404,901		\$		\$		\$	
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				
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>William H Khamis</i>				Title Manager		Date 5/2/26			

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:

The property owner IS in substantial compliance

The property owner IS NOT in substantial compliance

Other (specify) _____

Reasons for the Determination (attach additional sheets if necessary)

Signature of Authorized Member _____ Date Signed (month, day, year) 5/4/26

Attested By *Adam Zaklikowski* TONYA DAVIS
 ADAM ZAKLIKOWSKI, PLNG. + BLDG. DIR. TOWN COUNCIL PRES.
 Designating Body FORTVILLE TOWN 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 AM PM Date of Hearing (month, day, year) _____ Location of Hearing _____

HEARING RESULTS (to be completed after the hearing)

Approved 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

2026 pay 2027
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(f))
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 Commerce Industries LLC (Thursday Pools LLC)	County Hancock
Address of Taxpayer (number and street, city, state, and ZIP code) 840 Commerce Pkwy, Fortville, IN 46040	District Number 30-017
Name of Contact Person William H Khamis	Email Address bkhamis@aol.com
Telephone Number (317) 408-2668	
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY	
Name of Designating Body Fortville Town Council	Resolution Number 2018-5A
Location of Property 840 Commerce Pkwy, Fortville, IN 46040	Estimated Start Date (month, day, year) 3/1/19
Description of Real Property Improvements Building Addition	Actual Start Date (month, day, year) 6/1/18
	Estimated Completion Date (month, day, year) 9/1/19
	Actual Completion Date (month, day, year) 4/10/20
SECTION 3 EMPLOYEES AND SALARIES	
	AS ESTIMATED ON SB-1
Current Number of Employees	20
Salaries	119 7,170,655
Number of Employees Retained	20
Salaries	119 7,2347,170,655460
Number of Additional Employees	10
Salaries	109 6,370,655
	ACTUAL
SECTION 4 COST AND VALUES	
	REAL ESTATE IMPROVEMENTS
AS ESTIMATED ON SB-1	COST
Values Before Project	\$
Plus: Values of Proposed Project	\$ 700,000
Less: Values of Any Property Being Replaced	\$
Net Values Upon Completion of Project	\$ 700,000
ACTUAL	COST
Values Before Project	\$
Plus: Values of Proposed Project	\$ 740,979
Less: Values of Any Property Being Replaced	\$
Net Values Upon Completion of Project	\$ 740,979
	ASSESSED VALUE
	ASSESSED VALUE
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER	
	AS ESTIMATED ON SB-1
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>William H Khamis</i>	Title Manager
	Date Signed (month, day, year) 5/2/26

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:

- The Property Owner **IS** in Substantial Compliance
- The Property Owner **IS NOT** in Substantial Compliance
- Other (specify) _____

Reasons for the Determination (attach additional sheets if necessary)

Signature of Authorized Member

Adam Zakarkowski

TODYA PAVIS
TOWN COUNCIL PRES.

Date Signed (month, day, year)

5/4/26

Designating Body

FORTVILLE TOWN 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

- AM
- PM

Date of Hearing (month, day, year)

Location of Hearing

HEARING RESULTS (to be completed after the hearing)

- Approved
- Denied (see Instruction 4 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
2026 pay 2027

- 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	Commerce Industries LLC (Thursday Pools LLC)	County	Hancock							
Address of Taxpayer (number and street, city, state, and ZIP code)	840 Commerce Pkwy, Fortville, IN 46040	DLGF Taxing District Number	30-017							
Name of Contact Person	William H Khamis	Telephone Number	(317) 408-2668							
		Email Address	bkhamis@aol.com							
SECTION 2		LOCATION AND DESCRIPTION OF PROPERTY								
Name of Designating Body	Fortville Town Council	Resolution Number	2022-6B							
Location of Property	840 Commerce Pkwy, Fortville, IN 40640	Estimated State Date (month, day, year)	12/1/22							
Description of new manufacturing equipment, new research and development equipment, new information technology equipment, or new logistical distribution equipment to be acquired.	New molds and equipment to manufacture one piece fiberglass pools	Actual Start Date (month, day, year)	6/1/23							
		Estimated Completion Date (month, day, year)	4/30/26							
		Actual Completion Date (month, day, year)	4/30/26							
SECTION 3		EMPLOYEES AND SALARIES								
		AS ESTIMATED ON SB-1	ACTUAL							
Current Number of Employees	100		119							
Salaries	6,200,000		7,170,655							
Number of Employees Retained	100		119							
Salaries	6,200,000		7,170,655							
Number of Additional Employees	10		19							
Salaries	500,000		970,655							
SECTION 4		COST AND VALUES								
		MANUFACTURING EQUIPMENT		RESEARCH & DEVELOPMENT EQUIPMENT		LOGISTICAL DISTRIBUTION EQUIPMENT		IT EQUIPMENT		
AS ESTIMATED ON SB-1		COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	
Values Before Project		\$ 0	\$	\$	\$	\$	\$	\$	\$	
Plus: Values of Proposed Project		\$ 250,000	\$	\$	\$	\$	\$	\$	\$	
Less: Values of Any Property Being Replaced		\$ 0	\$	\$	\$	\$	\$	\$	\$	
Net Values Upon Completion of Project		\$ 250,000	\$	\$	\$	\$	\$	\$	\$	
ACTUAL		COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	
Values Before Project		\$ 0	\$	\$	\$	\$	\$	\$	\$	
Plus: Values of Proposed Project		\$ 404,901	\$	\$	\$	\$	\$	\$	\$	
Less: Values of Any Property Being Replaced		\$ 0	\$	\$	\$	\$	\$	\$	\$	
Net Values Upon Completion of Project		\$ 404,901	\$	\$	\$	\$	\$	\$	\$	
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	William H Khamis	Title	Manager						5/2/26	

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:

The property owner IS in substantial compliance

The property owner IS NOT in substantial compliance

Other (specify) _____

Reasons for the Determination (attach additional sheets if necessary)

Signature of Authorized Member _____ Date Signed (month, day, year) 5/4/26

Attested By *Adam Zaklikowski* - TOWNY A DAVIS - TOWN COUNCIL PRES. Designating Body FORTVILLE TOWN 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 AM PM Date of Hearing (month, day, year) _____ Location of Hearing _____

HEARING RESULTS (to be completed after the hearing)

Approved 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

2026 pay 2027
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(f))
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 Commerce Industries LLC (Thursday Pools LLC)	County Hancock
Address of Taxpayer (number and street, city, state, and ZIP code) 840 Commerce Pkwy, Fortville, IN 46040	DLGF Taxing District Number 30-017
Name of Contact Person William H Khamis	Email Address bkhamis@aol.com
Telephone Number (317) 408-2668	Estimated Start Date (month, day, year) 12/1/22
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY	Actual Start Date (month, day, year) 6/1/23
Name of Designating Body Fortville Town Council	Resolution Number 2022-6B
Location of Property 840 Commerce Pkwy, Fortville, IN 46040	Estimated Completion Date (month, day, year) 4/30/26
Description of Real Property Improvements Building Addition	Actual Completion Date (month, day, year) 4/30/26
SECTION 3 EMPLOYEES AND SALARIES	
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1
Current Number of Employees	119
Salaries	7,170,655
Number of Employees Retained	119
Salaries	7,170,655
Number of Additional Employees	19
Salaries	970,655
SECTION 4 COST AND REAL ESTATE IMPROVEMENTS	
COST AND VALUES	REAL ESTATE IMPROVEMENTS
AS ESTIMATED ON SB-1	COST
Values Before Project	\$
Plus: Values of Proposed Project	\$ 3,500,000
Less: Values of Any Property Being Replaced	\$
Net Values Upon Completion of Project	\$ 3,500,000
ACTUAL	ASSESSED VALUE
Values Before Project	\$
Plus: Values of Proposed Project	\$ 4,475,137
Less: Values of Any Property Being Replaced	\$
Net Values Upon Completion of Project	\$ 4,475,137
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER	
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1
Amount of Solid Waste Converted	
Amount of Hazardous Waste Converted	
Other Benefits:	1
SECTION 6 TAXPAYER CERTIFICATION	
I hereby certify that the representations in this statement are true.	
Signature of Authorized Representative <i>William H Khamis</i>	Title Manager
	Date Signed 5/27/26

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)

- 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).
- 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.
- 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.
- 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:

The Property Owner **IS** in Substantial Compliance

The Property Owner **IS NOT** in Substantial Compliance

Other (specify) _____

Reasons for the Determination (attach additional sheets if necessary)

Signature of Authorized Member _____ Date Signed (month, day, year) 5/4/26

Attested By Adm. Zakl. by bldg. - TOMRA DAVIS Designating Body TOWN COUNCIL PRES.

ADAM ZAKLIKOWSKI, PLNG. + BLDG DIR. FORTVILLE TOWN 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 AM PM Date of Hearing (month, day, year) _____ Location of Hearing _____

HEARING RESULTS (to be completed after the hearing)

Approved Denied (see Instruction 4 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 (R6/14-23)
Prescribed by the Department of Local Government Finance

2026 PAY 2027
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 owners' personal property return that is filed in the township where the property is located. (IC 6-1-1-2, 1-5.30)
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, 1-5.31 (K) and (L).

SECTION 1		TAXPAYER INFORMATION	
Name of Taxpayer	Taxman Properties LLC (Bldg 1 - Parcel 30-02-09-410-035,000-017) (Bldg 2 - Parcel 30-02-09-410-033,000-017)	County	Hancock
Address of Taxpayer (number and street, city, state, and ZIP code)	29 S Main St, Fortville, IN 46040	DCGF Trading District Number	017
Name of Contact Person	Nathan Huelsebusch	Email Address:	nathan@taxmanbrownghospitality.com
Telephone Number	(317) 458-0210	Estimated Start Date (month, day, year)	11/01/16
Resolution Number	2016-9B & 2016-10A	Actual Start Date (month, day, year)	
SECTION 2		LOCATION AND DESCRIPTION OF PROPERTY	
Name of Designating Body	Fortville Town Council	Estimated Completion Date (month, day, year)	06-01/16
Location of Property	29 S Main St, Fortville, IN 46040	Actual Completion Date (month, day, year)	09/01/17
Description of Real Property/Improvements:	Demolish interior of existing properties to the studs. Add all new electrical, HVAC, plumbing, windows, and make significant structural and exterior improvements. Construct a 6,000+ sq ft restaurant.		
SECTION 3		EMPLOYEES AND SALARIES	
Current Number of Employees	AS ESTIMATED ON SB-1	AS ESTIMATED ON SB-1	ACTUAL
Salaries	0	0	0
Number of Employees Retained:	0.00	0.00	0.00
Salaries	0	0	0
Number of Additional Employees	0.00	0.00	0.00
Salaries	30	30	18
	600,000.00	600,000.00	814,285.95
SECTION 4		COST AND VALUES	
REAL ESTATE IMPROVEMENTS:			
AS ESTIMATED ON SB-1	COST	AS ESTIMATED ON SB-1	ACTUAL
Values Before Project	\$ 50,000	260,000	\$ 70,600
Plus: Values of Proposed Project	\$ 650,000	650,000	\$ 650,000
Less: Values of Any Property Being Replaced:	\$ 0	0	\$ 0
Net Values Upon Completion of Project	\$ 700,000	910,000	\$ 720,600
ACTUAL	COST	AS ESTIMATED ON SB-1	ACTUAL
Values Before Project	\$	\$	\$
Plus: Values of Proposed Project	\$ 1,290,011.00	\$ 299,400	\$ 584,800
Less: Values of Any Property Being Replaced	\$ 0	\$ 0	\$ 0
Net Values Upon Completion of Project	\$ 1,290,011.00	\$ 299,400	\$ 584,800
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER	
Amount of Solid Waste Converted	N/A	AS ESTIMATED ON SB-1	ACTUAL
Amount of Hazardous Waste Converted	N/A	N/A	N/A
Other Benefits:	N/A	N/A	N/A
SECTION 6		TAXPAYER CERTIFICATION	
I hereby certify that the representations in this statement are true.			
Signature of Authorized Representative		Title	For Nathan Huelsebusch
	CPA	Date Signed (month, day, year)	4/30/26

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:

The Property Owner IS in Substantial Compliance

The Property Owner IS NOT in Substantial Compliance

Other (specify): _____

Reasons for the Determination (attach additional sheets if necessary)

Signature of Authorized Member: TONYA DAVIS Date Signed (month, day, year): 5/4/26

Attested By: DAM ZAKLIKOWSKI, PLNG. + BLDG. DIR. Designating Body: Fortville Town 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: AM PM Location of Hearing: _____

HEARING RESULTS (to be completed after the hearing)

Approved Denied (see instruction 4 above)

Reasons for the Determination (attach additional sheets if necessary)

Signature of Authorized Member _____ Date Signed (month, day, year): _____

Attested By _____ Designating Body: Fortville Town 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.

copy
2016

FORTVILLE REDEVELOPMENT COMMISSION

RESOLUTION NO. 2016-10A

RESOLUTION APPROVING DEDUCTION APPLICATION FOR
AREA PREVIOUSLY DESIGNATED AN ECONOMIC
REVITALIZATION AREA

TAXMAN PROPERTIES LLC

RECITALS

- A. The Fortville Redevelopment Commission (the "Commission") has received the Application for Real Property Tax Abatement attached hereto as Exhibit A and incorporated herein by reference (the "Abatement Application") pursuant to Indiana Code 6-1.1-12.1, as amended (the "Act"), from Taxman Properties LLC (the "Applicant"), in connection with the proposed redevelopment and construction of a restaurant (the "Project") to be located at 29-35 S. Main Street, Fortville, Indiana (the "Site"), all as more particularly described in the Abatement Application.
- B. The Applicant originally anticipated that the Project would only involve the building at 35 S. Main Street and previously requested abatement which was approved by the Town Council and the Commission by resolution. As the Project has expanded to additional adjacent buildings before any work has begun on the Project, the Applicant has prepared the new Application.
- C. The Applicant will undertake the Project on the Site which is included in the previously designated created the Fortville Broadway Consolidated Redevelopment Area (the "Area").
- D. The Fortville Town Council has adopted a resolution pursuant to Indiana Code 6-1.1-12.1 approving the Abatement Application, subject to the approval by the Commission.
- E. The Applicant anticipates increases in the assessed value of its real property by reason of its Project and has requested a traditional real property tax abatement for a period of 10 years with respect to such anticipated increases.
- F. The Commission has reviewed the information brought to its attention and hereby determines that it is in the best interest of the Town of Fortville to approve a traditional real property tax deduction for the Project for a period of 10 years pursuant to Indiana Code 6-1.1-12.1.
- NOW, THEREFORE, BE IT RESOLVED BY THE FORTVILLE REDEVELOPMENT COMMISSION, THAT:
- Section 1. Subject to approval and the execution of an economic development agreement by and among the Council, the Redevelopment Commission, and the Applicant that is

substantively similar to the attached Exhibit B, the Applicant shall be entitled to a standard real property tax abatement for the Project in accordance with the following schedule:

<u>Year</u>	<u>% of Assessed Value Exempt From Real Property Taxes</u>
1	100%
2	90%
3	80%
4	70%
5	60%
6	50%
7	40%
8	30%
9	20%
10	10%

Section 2. The Secretary of the Commission is hereby directed to deliver a copy of this Resolution to the members of the Council, and to take all other necessary actions to carry out the purposes and intent of this Resolution.

Section 3. The recitals to this Resolution are essential and are incorporated herein by reference.

Section 4. Any part of this Resolution that is invalid, unenforceable or illegal shall be ineffective to the extent of such invalidity, enforceability or illegality without invalidating the remaining provisions hereof or affecting the validity, enforceability or legality thereof.

Section 5. This Resolution shall take effect immediately upon adoption by the Commission.

[Signature Page Follows]

Passed and adopted at a meeting of the Fortville Redevelopment Commission this 20th day October, 2016.

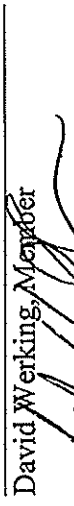
FORTVILLE REDEVELOPMENT
COMMISSION.



Burns Gutzwiller, President



Michael Frischkorn, Vice-President



David Wenking, Member



Richard Herschberger, Member



Linda Calhoun, Member

Attest: 



**STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

Form 579r (6-1-14)

Prescribed by the Department of Local Government Finance

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-1)
- Residentially distressed area (IC 6-1.1-12.1-4.1)

20 _____ PAY 20 _____

FORM SB-1 / Real Property

PRIVACY NOTICE
Any information concerning the cost of the property and specific status of this statement on property by the person who prepared this statement is confidential per IC 6-1.1-12.1-5.1.

- INSTRUCTIONS:**
- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or revitalization for which the person desires to claim a deduction.
 - To obtain a deduction, a Form 322RE must be filed with the County Auditor before May 10 in the year in which the address is assessed valuation is made or no later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who files for a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.
 - A property owner who files for the deduction must provide the County Auditor and designating body with a Form CI-1/Real Property. The Form CI-1/Real Property should be attached to the Form 322RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

SECTION 1 - TAXPAYER INFORMATION

Name of taxpayer: **TAXMAN PROPERTIES LLC**
 Address of taxpayer (number and street, city, state, and ZIP code): **89 S. BALDWIN STREET, BARGERSVILLE, IN 46106**

Name of contact person: **KIRBY MCCLOY**
 Telephone number: **(513) 265-6536**
 Email address: **KIRBY@TAXMANREVENUE.COM**

Name of designating body: **FORTVILLE TOWN COUNCIL**

Location of property: **29-35 S. MAIN ST. FORTVILLE, IN 46040**
 County: **HANCOCK**
 Description of real property improvements, redevelopment, or revitalization (use address only where necessary): **Demolish interior of existing properties to be studs. Add all new electrical, HVAC, plumbing, windows, and make significant structural and exterior improvements. Construct a 6,000+ sq ft restaurant.**

SECTION 2 - ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current number	Salaries	Number reduced	Salaries	Number increased	Salaries
0.00	\$0.00	0.00	\$0.00	30.00	\$600,000.00

SECTION 3 - ESTIMATED TOTAL CONSTANT VALUE OF PROPOSED PROJECT

Current values	Plus estimated values of proposed project	Less values of any property being replaced	Net estimated values upon completion of project
187,783.00	20,000.00	670,000.00	910,000.00
		0.00	910,000.00
			333,700.00

SECTION 4 - WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (pounds): **0.00**
 Estimated hazardous waste converted (pounds): **0.00**

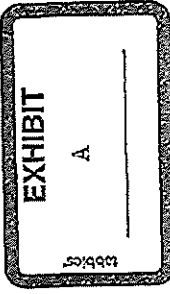
Other benefits: **Increase surrounding property values, increase weekly visitors to downtown area, additional food and beverage tax revenue and improve the overall downtown landscape.**

SECTION 5 - REAL ESTATE IMPROVEMENTS

ASSESSED VALUE	COST
187,783.00	20,000.00
670,000.00	670,000.00
0.00	0.00
333,700.00	910,000.00

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

Signature of authorized representative: *Kirby McCloy*
 Printed name of authorized representative: **Kirby McCloy**
 Title: **CFO**
 Date signed (month, day, year): **9/26/14**



We find that the applicant meets the general standards in the resolution submitted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1-12.1, provides for the following limitations:

A. The designated area has been limited to a period of time not to exceed _____ calendar years* (see below). The date this designation expires is _____.

B. The type of deduction that is allowed in the designated area is limited to:

1. Redevelopment or rehabilitation of real estate improvements Yes No
2. Residentially distressed areas Yes No

C. The amount of the deduction applicable is limited to \$ _____.

D. Other limitations or conditions (specify) _____

E. Number of years allowed: Year 1 Year 2 Year 3 Year 4 Year 5 (* see below)
 Year 6 Year 7 Year 8 Year 9 Year 10

F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1-12.1-177

Yes No

If yes, attach a copy of the abatement schedule to this form.

If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

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

Approved (Signature and title of authorized member of designating body)

Telephone number

Date signed (month, day, year)

Printed name of authorized member of designating body

()
Name of designating body

Attested by (Signature and title of officer)

Printed name of officer

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1-12.1-17.

A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1-12.1-17.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period may not exceed ten (10) years. (See IC 6-1-12.1-17 below.)

B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1-12.1-17 below.)

IC 6-1-12.1-17

Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

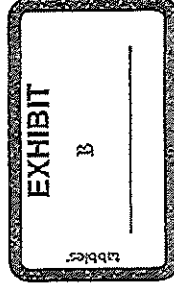
- (1) The total amount of the taxpayer's investment in real and personal property.
 - (2) The number of new full-time equivalent jobs created.
 - (3) The average wage of the new employees compared to the state minimum wage.
 - (4) The infrastructure requirements for the taxpayer's investment.
- (b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.
- (c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

ECONOMIC DEVELOPMENT AGREEMENT

This ECONOMIC DEVELOPMENT AGREEMENT (the "Agreement") is made and entered into this 20th day of October, 2016 by and among the TOWN OF FORTVILLE, INDIANA, a municipality and a political subdivision organized and existing under the laws of the State of Indiana (the "Town"), the FORTVILLE REDEVELOPMENT COMMISSION (the "Commission" and collectively with the Town, the "Town Parties"), a redevelopment commission organized and existing under the provisions of Indiana Code 36-7-14 and Indiana Code 36-7-25, each and amended (the "Act"), and Taxinan Properties LLC, an Indiana limited liability company (the "Developer"), for the purpose of providing certain public infrastructure improvements to support and facilitate the renovation of a building located in the Town.

RECITALS

- A. The Developer has negotiated the right to occupy building located at 35 S. Main Street, Fortville, Indiana (the "Property") for its proposed restaurant.
- B. The Developer desires to rehabilitate and renovate the Property (the "Project") provided that the Town Parties make public infrastructure improvements as described on the attached Exhibit 1 (the "Town Improvements").
- C. The Developer estimates that its investment in the Project will equal or exceed \$650,000 (the "Project Investment").
- D. The Project will (i) benefit the public health, safety, morals, and welfare for the Town; (ii) increase the economic well-being of the Town and the State of Indiana by creating jobs and employment opportunities; (iii) serve to protect and increase property values in the Town and the State of Indiana; and (iv) attract a major new business enterprise to the Town.
- E. The Town Parties estimate that the costs of the Town Improvements will not exceed \$50,000.
- F. The Commission has previously determined that it is necessary and appropriate and in the best interest of the Town to designate the area in which the Property is located as an economic development area and has also established such economic development area, which includes the Property, as an allocation area (such economic development area and allocation area, collectively, the "TIF Area") pursuant to Indiana Code 36-7-14 and Indiana Code 36-7-25, as supplemented and amended (collectively, the "Act").
- G. The Town Parties anticipate that the tax increment revenues generated from TIF Area and the Project (the "Project TIF Revenues") will be used by the Commission to reimburse it for costs of the Town Improvements and to provide additional infrastructure and related improvements in the TIF Area all in furtherance of the Act and the economic development of the Town.



H. The Town Parties have each authorized the execution of this Agreement by resolution of their respective governing bodies.

NOW, THEREFORE, in consideration of the promises and mutual obligations and covenants of the parties hereto contained in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Developer and the Town Parties agree as follows:

ARTICLE I. RECITALS

1.01 Recitals Part of Agreement. The representations, covenants and recitations set forth in the foregoing recitals are material to this Agreement and are hereby incorporated into and made a part of this Agreement as though they were fully set forth in this Section 1.01.

ARTICLE II. COMMITMENTS BY DEVELOPER

2.01 Covenant to Construct the Project. The Developer shall construct the Project on the Property in accordance with all required permits and approvals. The total cost of the Project shall equal or exceed the Project Investment, without including any cost of the Town Improvements. The Project shall be completed (as evidenced by the issuance of a conditional or temporary certificate of occupancy) by October 1, 2017 ("Completion Date"). The Developer is responsible for providing or arranging to provide for the funding of all costs to complete the Project. Such funding and cost is separate and apart from the costs of the Town Improvements to be provided by the Town Parties from funds on hand of the Commission.

2.02 Records, Reporting. For a period up to and including five years following the Completion Date, the Developer shall keep and maintain in its offices complete and accurate records and supporting documents relating to the receipt and expenditures related to the construction and completion of the Project.

2.03 Inspection of Records. The Developer will cooperate with and permit any duly authorized representative of the Town Parties, during regular business hours of Developer and upon not less than 10 days' prior written notice, to have access to and the right to examine the records and supporting documents required to be kept and maintained under this Agreement. Such access and right will terminate five years following the Completion Date. Prior to such termination, the Developer will cooperate reasonably with the Town Parties in connection with any such examination. Any examination will be at the expense of the Town Parties.

2.04 Inspection of Project. Any duly authorized representative of the Town Parties shall, during regular business hours of Developer, upon not less than five calendar days' written notice to Developer, have access to and the right to inspect the Project. The Developer will cooperate reasonably with the Town Parties in connection with any such inspection. Any inspection will be at the expense of the Town Parties.

2.05 Nondiscrimination. Developer and its officers, agents and employees will not discriminate against any employee or applicant for employment to be employed in the performance of this Agreement, with respect to her or his hire, tenure, terms, conditions or privileges of employment, because of her or his race, sex, sexual orientation, gender identity, religion, color, national origin, ancestry, age, disability or United States military service veteran status.

2.06 Information Reporting. The Developer shall cooperate in all reasonable ways and provide necessary and reasonable information to the Town Parties or any other applicable governmental authority to enable the Town Parties to review Developer's performance of its obligations under this Agreement, assure its compliance with the terms of this Agreement, prepare any reports required by applicable law, and to comply with any other reporting requirements of the Act and/or this Agreement.

2.07 Building Improvements and Maintenance of Exterior Character. The Developer shall retain the brick façade on the front and side of the building on the Property or if the brick must be removed, replace the brick with brick of similar character to maintain the building's current character and appearance.

ARTICLE III. COMMITMENTS BY TOWN PARTIES

3.01 Covenant to Construct Town Improvements. Subject to the Town Parties obtaining any required approvals, the Town Parties shall construct the Town Improvements on or before the Completion Date, as support for the Project. The Town Improvements shall be separate and apart from the Project and the cost of the Town Improvements shall not be considered a part of the Project Investment. The design, development and construction of the Town Improvements will be made, authorized and approved by the Commission, and as and to the extent appropriate any other departments, boards or other agencies of the Town, and will conform to the standards of construction related to and specific to the Town Improvements. The Town Parties will work with and inform the Developer of the construction of the Town Improvements in order to ensure that the Town Improvements conform to the needs and uses for the Project. The Town Parties will provide for the funding of the Town Improvements through funds on hand of the Commission. The Town Parties will make all reasonable efforts to complete the Town Improvements in accordance with Developer's timeline.

3.02 Cooperation. The Town Parties covenant and agree to take or cause to be taken (and shall cooperate with Developer to enable Developer to take or cause to be taken) all actions necessary or desirable under statutes, regulations and rules applicable to the Project and the Town Improvements, and to execute and deliver or cause to be executed and delivered (and shall cooperate with Developer to enable Developer to execute and deliver or cause to be executed and delivered) such agreements, instruments, documents, indentures, applications and other papers as may be necessary or desirable under such statutes, regulations and rules to assist and permit Developer to undertake and complete the Project and enable the Town Parties to undertake and complete the Town Improvements.

3.03 Building Approvals. The Town Parties shall hold such meetings and assist Developer with all necessary permit applications and other submittals to each and any other applicable board, commission or office of the Town to facilitate procurement, by the Developer, of all necessary and appropriate authorizations, approvals, permits and other entitlements required or otherwise associated with the Project to accommodate the timely construction of the Project.

3.04 Exculpation. The Town Parties covenant and agree that the Developer will not be specifically liable for or with respect to the costs of the Town Improvements (other than payment of taxes levied on the Property and any other taxes or municipal service charges generally applicable to residents of and property owners in the Town).

3.05 Certificates. On Developer's request, the Town Parties shall each execute and deliver a certificate stating: (a) that this Agreement is in full force and effect or will provide a written explanation of why this Agreement is not in full force and effect; (b) that Developer is not in default under the terms of this Agreement or specifying why Developer is in default; or (c) any other matters which the Developer reasonably requests. When Developer has satisfied all of its obligations under this Agreement then, on Developer's request, the Town Parties shall each execute an instrument in recordable form evidencing the termination of this Agreement and releasing the covenants.

ARTICLE IV - MISCELLANEOUS

4.01 Actions. Each of the Town Parties represents and warrants that it has taken or will take (subject to further proceedings required by law and the Developer's performance of its agreements and obligations hereunder) such action(s) as may be required and necessary to enable each of the respective Town Parties to execute this Agreement and to carry out fully and perform the terms, covenants, duties and obligations on its part to be kept and performed as provided by the terms and provisions hereof.

4.02 Powers. The Town Parties represent and warrant that each has full constitutional and lawful right, power and authority, under currently applicable law, to execute and deliver and perform their respective obligations under this Agreement.

4.03 Developer Events of Default. Upon the occurrence of any default on the part of the Developer hereunder, the Commission, on behalf of the Town Parties, shall give Developer written notice (herein a "Developer Default Notice") of the circumstances constituting that default and the Developer shall have 30 days following its receipt of such Developer Default Notice in which to cure any such default or such longer period as may be reasonably required, provided that Developer commences such cure within that 30 day period and diligently pursues such cure to completion. In the event that Developer fails to timely cure any such default hereunder, the Town Parties may:

- (a) suspend or terminate the Town Parties' obligation to fund and construct the Town Improvements; and
- (b) institute any action, suit or other proceeding in law or in equity or

otherwise, which the Town Parties deem necessary or appropriate for the protection of their interests.

Notwithstanding anything in this Agreement to the contrary, the Town Parties may not institute any action, suit or other proceeding in law, in equity or otherwise, that might or would result in Developer being required to involuntarily expend additional sums towards the Project Investment.

4.04 Reimbursement Obligations. Subject to this Section 4.04, under certain circumstances, Developer will be obligated to reimburse a portion of the costs of the Town Improvements to the Commission (“Reimbursement Obligations”):

(a) Failure to Use Town Improvements. If the Town Parties determine that the Town Improvements become unnecessary or non-essential to the use of the Project because of a change of scope, design or other circumstances beyond the Town Parties’ control relating to the Project which renders the Town Improvements as unnecessary or non-essential to the use of the Project, the Developer will reimburse the Commission within 30 days of the date of delivery of a written request for reimbursement of the costs of the Town Improvements, or the costs of necessary modifications to the Town Improvements to make them necessary and essential to the Project. For the avoidance of doubt, this provision will require the Developer to reimburse the Commission in full for the costs of the Town Improvements if the Developer does not construct or complete the Project or abandons the Project such that it is not used for its intended purpose.

(b) Failure to Meet Project Investment Target. If the Commission determines that the Developer has failed to perform by not meeting or exceeding its Project Investment, the Developer agrees to make payments to the Commission equivalent to the projected lost real property tax increment revenues resulting from the shortfall in the minimum Project Investment (such payments, herein “Developer Shortfall Payments”). The calculation of Developer Shortfall Payments shall be undertaken by the Commission’s financial advisor on or before March 1 of each year, commencing from the date of first assessment of the Project and continuing for a period ending the shorter of when (i) the actual real property tax increment revenues generated from the Project Investment equal the costs of the Town Improvements or (ii) the actual real property tax increment revenues generated from the Project Investment, that have been paid, plus the Developer Shortfall Payments paid equal the cost of the Town Improvements. If in any year the Commission determines, based upon the calculations of its financial advisor, that a Developer Shortfall Payment is due, the Commission shall invoice the Developer for a Developer Shortfall Payment which the Developer shall pay to the Commission within 30 days’ of mailing by the Commission. In any event, the obligations to calculate and make Developer Shortfall Payments hereunder shall expire and be of no effect once the real property tax increment revenues that have been paid, together with any then paid Developer Shortfall Payments, equal or exceed the cost of the Town Improvements.

4.05 Default of Town Parties. Upon the occurrence of any default on the part of the

Town Parties hereunder, the Developer shall give the Town Parties written notice (a "Town Default Notice") of the circumstances constituting that default and the Town Parties shall have 30 days following its receipt of such Town Default Notice in which to cure any such default or such longer period as may be reasonably required, provided that the Town Parties commence such cure within that 30-day period and diligently pursue such cure to completion. In the event that the Town Parties fail to timely cure any such default hereunder, the Developer may commence the dispute resolution procedures as provided in Section 4.06 below.

4.06 Dispute Resolution. Any lawsuit arising out of or relating to this Agreement must be brought in a state or federal court of appropriate jurisdiction situated in the State of Indiana. The Town Parties and Developer consent to the jurisdiction of such court and irrevocably waive any objections they may have to such jurisdiction or venue.

4.07 Agreement Binding on the Town Parties. No covenant, obligation or other agreement in this Agreement shall be deemed to be a covenant, obligation or agreement of any past, present or future member, official, officer, agent or employee of the Town Parties, other than in his or her official capacity, and neither the officers of the governing bodies of the respective Town Parties executing this Agreement shall be liable personally by reason of the covenants, obligations or agreements of the Town Parties under this Agreement.

4.08 Assignment. Developer may not assign its interests, rights and responsibilities under this Agreement without the prior written consent of the Town Parties. The President of the Commission is hereby authorized to grant or deny any such written consent on behalf of the Town Parties. Notwithstanding the foregoing, no such consent on the part of the Town Parties shall be required following the completion of the Project. In addition, and without limitation, the Town Parties acknowledge and agree that the Developer may encumber its interest in the Project with a mortgage or similar instrument or indenture, which instruments shall in all cases be subject to the rights of the Commission outlined in Section 6.02 hereof and in the Deed.

4.09 Binding Effect. This Agreement shall inure to the benefit of and be binding upon Developer, the Commission, the Town and their respective legal representatives, and permitted successors and assigns.

4.10 Counterparts. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original, but all such counterparts shall constitute one and the same instrument.

4.11 Notices. Except as otherwise specifically set forth in the Agreement, all notices, demands, consents or approvals given in connection with this Agreement (the "Notice") shall be in writing and shall be deemed sufficiently given or delivered: (a) on the date the Notice is delivered by personal delivery; (b) on the date the Notice is delivered by any nationally recognized overnight delivery service providing tracking service; (c) on the date the return receipt is signed or refused for any Notice sent by certified mail, postage prepaid, return receipt requested; so long as in each case, the Notice is delivered at the addresses set forth below, or to any other address for which notice is given as provided in this Section:

If to Developer:

Taxman Properties LLC
89 S. Baldwin Street
Bargersville, Indiana 46106
Attention: Kirby McCloy

*If to Commission :
and/or Town*

Town of Fortville
714 E. Broadway
Fortville, Indiana 46040
Attention: Town Manager

4.12 No Joint Venture or Partnership. Nothing contained in this Agreement shall be construed as creating either a joint venture or partnership relationship between the Town Parties and the Developer or any affiliate thereof.

4.13 Time of Essence. Time is of the essence of this Agreement. The parties shall make every reasonable effort to expedite the subject matters hereof (subject to any time limitations described herein) and acknowledge that the successful performance of this Agreement requires their continued cooperation. The Town Parties agree that they will, in good faith, expedite the review and approval of matters relating to this Agreement that are under their respective jurisdiction. The Developer agrees that whenever any provision of this Agreement provides for its review and/or approval, it will make a good faith effort to take such action as expeditiously as possible.

4.14 Wording. Any word used in this Agreement shall be construed to mean either singular or plural as indicated by the number of signatures hereto. All references to the Act, the Indiana Code, and codified ordinances, rules, or any other statute, regulation or ordinance are intended to refer to the provisions presently in effect and to all future amendments, modifications, replacements or successor provisions.

4.15 Construction. This Agreement shall be construed and enforced in accordance with the laws of the State of Indiana. This Agreement shall constitute the entire agreement of Developer, Town and Commission and no oral, verbal or implied agreement or understanding shall cancel, modify or vary the terms of this Agreement. No representations or promises shall be binding on the parties hereto except those representations and promises contained herein or in some future writing signed by the parties making such representations and promises. This Agreement may only be amended by a written instrument executed by each of the parties to this Agreement, or their permitted successors or assigns.

4.16 Governing Law. Except to the extent preempted by federal law, the laws of the State of Indiana shall govern all aspects of this Agreement, including execution, interpretation, performance and enforcement.

4.17 No Waiver. Neither failure nor delay on the part of the Town Parties or Developer in exercising any right under this Agreement shall operate as a waiver of such right, nor shall any single or partial exercise of any such right preclude any further exercise thereof or

the exercise of any other right. No waiver of any provision of this Agreement or consent to any departure by Developer or the Town Parties therefrom shall be effective unless the same shall be in writing, signed on behalf of the Town Parties or Developer by a duly authorized officer thereof, and the same shall be effective only in the specific instance for which it is given. No notice to or demand on the Town Parties or Developer shall entitle the Town Parties or Developer to any other or further notices or demands in similar or other circumstances, or constitute a waiver of any of the Town Parties' or Developer' right to take other or further action in any circumstances without notice or demand.

4.18 Counterparts. This Agreement may be executed in several counterparts, each of which shall be deemed an original for all purposes.

4.19 Binding of Successors, Assigns. Subject to the further provisions of this Agreement, the terms and provisions of this Agreement shall be binding upon and inure to the benefit of the Town Parties and Developer and their respective successors and assigns.

4.20 Further Assurances. Subject to the further provisions of this Agreement, Developer and the Town Parties shall, at such party's expense, upon request of the other such party, duly execute and deliver, or cause to be executed and delivered, such further instruments and perform or cause to be performed such further acts as may be reasonably necessary or proper in the reasonable opinion of the Town Parties or Developer to carry out the provisions and purposes of this Agreement.

4.21 Severability. The invalidity, illegality or unenforceability of any one or more of the provisions of this Agreement shall not affect the validity, legality or enforceability of the remaining provisions.

4.22 Headings. The headings of the articles, sections and paragraphs used in this Agreement are for convenience only and shall not be read or construed to affect the meaning or construction of any provision.

4.23 Entire Agreement. This Agreement and the document incorporated by reference herein constitutes the entire agreement by and between the Town Parties and Developer and supersedes all prior agreements, written or verbal, between the Town Parties and Developer. No statements, promises or agreements whatsoever, in writing or verbally, in conflict with the terms of this Agreement have been made by the Town Parties or Developer that in any way modify, vary, alter, enlarge or invalidate any of the provisions and obligations of this Agreement.

4.24 Public Use of Town Improvements. The parties hereby acknowledge and agree that nothing herein shall be deemed to provide the Developer with any preferential or special legal entitlements (e.g., license, lease, franchise or other special right) to the use of the Town Improvements to be constructed by the Town Parties for the benefit of the TIF Area and Project, and such Town Improvements, if applicable, shall be available for use by the general public.

4.25 Denial of Tax Abatement. To the extent the Hancock County Assessor, the Indiana Department of Local Government Finance, or other governmental body denies the tax

abatement of real property for the Developer approved by the Town Parties, the Developer shall not seek any damages or compensation from the Town Parties.


IN WITNESS WHEREOF, the Town Parties and Developer have executed this Agreement the day and year first written above.

TOWN OF FORTVILLE, INDIANA

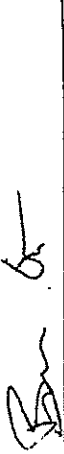


Town Council President

Attest:


Clerk-Treasurer
Town Manager

FORTVILLE REDEVELOPMENT
COMMISSION

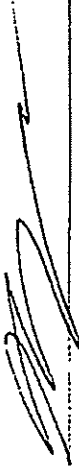


President

Attest:

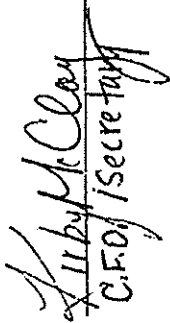

Secretary

TAXMAN PROPERTIES LLC



Its: MANAGER

Attest:


C.F.O. / Secretary

3067873v1

EXHIBIT 1

“Town Improvements”

Subject to a total cost not to exceed \$50,000, the Town Parties shall:

- Subject to CSX approval, replace the walkway between the Property and the rail road to include ADA ramps, bollards, and other beautification features. (Estimated cost of \$15,000 to \$17,000.)
- Ensure appropriate power for the business is available at the boundary of Property. (Estimated cost of \$18,000 to \$20,000 – subject to Duke Energy’s pricing.)
- Address drainage to properly carry the storm water away from the Property. (Estimated cost of \$10,000 to \$13,000.)



NOTICE OF ASSESSMENT OF LAND AND STRUCTURES / IMPROVEMENTS

State Form 21366 (R23 / 11-25)
Prescribed by Department of Local Government Finance

FORM 11

Cindy Roberts
111 American Legion Place, Suite 204
Greenfield, IN 46140

Core4 Holdings LLC
6055 W Blackhawk Station
McCordsville, IN 46055

THIS IS NOT A TAX BILL

APPEAL DEADLINE IS:

06/15/2026



Scan the QR code for access to
your property record card.

Legal description NW NW 16-17-8 1.637AC	Parcel or identification number 30-02-16-200-003.000-017 30-02-16-200-003.000-017
Property Address (number and street, city, state, and ZIP code) 700 W Broadway St, Fortville, IN 46040	

This notice indicates the assessed value of your property. Information on the valuation of your property and a copy of the property record card can be obtained from the assessing official at the telephone number and address below.

Notice to the taxpayer of the opportunity to appeal (IC 6-1.1-15-1.1, 1.2):

If the taxpayer does not agree with the action of the assessing official giving this notice, an appeal can be initiated to challenge that action. To file an appeal, the taxpayer must file a Form 130, Taxpayer's Notice to Initiate an Appeal, with the township assessor or county assessor in a timely manner. The time-frame to file an appeal on the assessment contained in this notice may have two different filing deadlines. These deadlines are based on the date that this notice is mailed. If this notice is mailed before May 1 of the assessment year, the filing deadline is June 15 of that year. If this notice is mailed on or after May 1 of the assessment year, the filing deadline is June 15 in the year that the tax statements are mailed. (IC 6-1.1-15-1.1) This form is available from the assessing official or at: <https://forms.in.gov/Download.aspx?id=6879>. An assessing official who receives a Form 130 must schedule a preliminary informal meeting with the taxpayer in order to resolve the appeal. The assessing official and taxpayer must exchange the information each party is relying on at the time of the preliminary informal meeting to support the party's respective position on each disputed issue concerning the appeal. If the taxpayer has reason to believe that the township assessor, county assessor, an employee of the township assessor or county assessor, or an appraiser has violated IC 6-1.1-35.7-3 or IC 6-1.1-35.7-4(a), the taxpayer may submit a written complaint to the Department of Local Government Finance under IC 6-1.1-35.7-4(b).

NOTE: Failure to file a timely Form 130 can be grounds for dismissal of this appeal.

	PREVIOUS ASSESSMENT	NEW ASSESSMENT EFFECTIVE JANUARY 1, 2026
LAND	\$131,900	LAND \$131,900
STRUCTURES/ IMPROVEMENTS *	\$438,100	STRUCTURES/ IMPROVEMENTS * \$1,552,600
TOTAL	\$570,000	TOTAL \$1,684,500

Reason for revision of assessment:

Annual Adjustment

* If the change in assessment is due to a new home, a taxpayer should be aware that there are many property tax benefits or deductions available. Please see INDIANA PROPERTY TAX BENEFITS (State Form 6781) available on the DLGF website: www.in.gov/dlgl. Other non-residential construction may be eligible for deductions - see Forms 322/RE and Form 322/VBD.

County	Hancock	Township	VERNON TOWNSHIP
Assessing Official	Cindy Roberts	Date of Notice (month, day, year)	4/30/2026
Address (number and street, city, state and ZIP code)	111 American Legion Place, Suite 204, Greenfield, IN 46140		
		Telephone number	(317)477-1103



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R6 / 4-23)

Prescribed by the Department of Local Government Finance

20 26 PAY 20 27

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 Core 4 Holdings LLC		County Hancock	
Address of Taxpayer (number and street, city, state, and ZIP code) 6055 Blackhawk Station Mccordsville IN 46055 United States		DLGF Taxing District Number 30-016-009	
Name of Contact Person Nathaniel Holmes		Telephone Number (765) 969-1005	Email Address nateholmes2020@gmail.com
SECTION 2		LOCATION AND DESCRIPTION OF PROPERTY	
Name of Designating Body Fortville Town Council		Resolution Number 2024-6C	
Location of Property 700 W Broadway St		Estimated Start Date (month, day, year) 6/1/24	
Description of Real Property Improvements Adding 10,900 sq ft to existing building. Includes 6,000 sq ft warehouse, 4,900 sq ft work area, and new bathrooms.		Actual Start Date (month, day, year) 01/02/25	
		Estimated Completion Date (month, day, year) 10/1/24	
		Actual Completion Date (month, day, year) 05/31/25	
SECTION 3		EMPLOYEES AND SALARIES	
		AS ESTIMATED ON SB-1	ACTUAL
Current Number of Employees	52		77
Salaries	3,147,000.00		5,513,775.20
Number of Employees Retained	52		42
Salaries	3,147,000.00		3,115,205.20
Number of Additional Employees	40		35
Salaries	2,200,000.00		2,398,570.00
SECTION 4		COST AND VALUES	
		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1		COST	
Values Before Project	\$ 680,000	ASSESSED VALUE	\$ 1,114,500 570,000
Plus: Values of Proposed Project	\$ 2,160,000		\$ 2,160,000
Less: Values of Any Property Being Replaced	\$ 0		\$ 0
Net Values Upon Completion of Project	\$ 1,475,000		\$ 0
ACTUAL		ASSESSED VALUE	\$ 1,114,500 1,084,500
Values Before Project	\$ 680,000		\$ 570,000
Plus: Values of Proposed Project	\$ 2,160,000		\$ 1,114,500
Less: Values of Any Property Being Replaced	\$ 0		\$ 0
Net Values Upon Completion of Project	\$ 2,840,000		\$ 1,114,500 1,084,500
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER	
		AS ESTIMATED ON SB-1	
Amount of Solid Waste Converted			200,000 lbs
Amount of Hazardous Waste Converted			0 lbs
Other Benefits:		<small>Pay to add solar panels which the plant is becoming a energy/revenue from the next 10 years at this location.</small>	
SECTION 6		TAXPAYER CERTIFICATION	
I hereby certify that the representations in this statement are true.			
Signature of Authorized Representative		Title	CEO
		Date Signed (month, day, year)	04/29/2026

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)
Attested By <u>Adam Zarkowski, PLNG. + BLDG. DIRECTOR</u>		5/4/26
Designating Body FORTVILLE TOWN 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	Date of Hearing (month, day, year)	Location of Hearing
<input type="checkbox"/> AM <input type="checkbox"/> PM		

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)	
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.	



APPLICATION FOR DEDUCTION FROM ASSESSED VALUATION OF STRUCTURES IN ECONOMIC REVITALIZATION AREAS (ERA)

State Form 18379 (R14 / 6-16)

Prescribed by the Department of Local Government Finance

INSTRUCTIONS:

- This form is to be filed in person or by mail with the County Auditor of the county in which the property is located.
- To obtain this deduction, a Form 322 / RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation (or new assessment) is made, or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. If the property owner misses the May 10 deadline in the initial year of assessment, he can apply between January 1 and May 10 of a subsequent year for the remainder of the abatement term. (See also IC 6-1-12.1-11.3 concerning the failure to file a timely application.)
- A copy of the Form 11, the approved Form SB-1 / Real Property, the resolution adopted by the designating body, and the Form CF-1 / Real Property must be attached to this application.
- The Form CF-1 / Real Property must be updated annually and provided to the County Auditor and the designating body for each assessment year in which the deduction is applicable.
- Please see IC 6-1-1-12.1 for further instructions.
- Taxpayer completes Sections I, II and III below.
- If property located in an economic revitalization area is also located in an allocation area as defined in IC 36-7-14-39 or IC 36-7-15.1-26, an application for the property tax deduction may not be approved unless the Commission that designated the allocation area adopts a resolution approving the application (IC 6-1-1-12.1-2(k)).
- Except for deductions related to redevelopment or rehabilitation of real property in a county containing a consolidated city, a deduction for the redevelopment or rehabilitation of real property may not be approved for the following facilities (IC 6-1-1-12.1-3):
 - Private or commercial golf course
 - Country club
 - Message parlor
 - Tennis club
 - Skating facility, including roller skating, skateboarding or ice skating
 - Racquet sport facility (including handball or racquet ball court)
 - Hot tub facility
 - Suntan facility
 - Race track
 - Any facility, the primary purpose of which is (a) retail food and beverage service; (b) automobile sales or service; or (c) other retail; (unless the facility is located in an economic development-target area established under IC 6-1-1-12.1-7).
 - Residential, unless the facility is a multi-family facility that contains at least 20% of the units available for use by low and moderate income individuals, or unless the facility is located in an economic development target area established under IC 6-1-1-12.1-7, or the area is designated as a residentially distressed area which is required to meet conditions as cited in IC 6-1-1-12.1-2(c)(1 & 2).
 - Package liquor store [see IC 6-1-1-12.1-3(e)(12)]

Reset Form

20	PAY 20
FORM 322 / RE	

SECTION I - DESCRIPTION OF PROPERTY	
The owner hereby applies to the County Auditor for a deduction pursuant to IC 6-1-1-12.1-5 beginning with the assessment date January 1, 20 <u>26</u> .	
County Hancock	Township Vernon
Name of owner Core 4 Holdings LLC	DLGF taxing district number 30-0170009
Property address (number and street, city, state, and ZIP code) 700 W Broadway St	Legal description from Form 11 NW NW 16-17-6 1.647AC
Type of structure Addition of offices and warehouse space	Date of Form 11 (month, day, year) 4/15/2025
Governing body that approved ERA designation Fortville Town Council	Use of structure Business
Signature of owner or representative (I hereby certify that the representations on this application are true.)	Date ERA designation approved (month, day, year) 05/20/2024
Printed name of owner or representative Nate Holmes	Resolution number 2024-6C
Address (number and street, city, state, and ZIP code) 6055 W Blackhawk Station, McCordsville, IN 46055	Date signed (month, day, year) 04/20/2026
SECTION II - VERIFICATION OF OWNER OR REPRESENTATIVE	
Signature of owner or representative (I hereby certify that the representations on this application are true.)	
SECTION III - STRUCTURES	
AUDITOR'S USE	
A. Rehabilitation structure	1. Assessed valuation AFTER rehabilitation \$
	2. Assessed valuation BEFORE rehabilitation \$
	3. Difference in assessed valuation (Line 1 minus Line 2) \$
	4. Assessed valuation eligible for deduction (for the increase in AV from the rehabilitation, not including the increase in AV from the reassessment of the entire structure) \$
B. New structure	1. Assessed valuation \$ 1,114,500
	2. Assessed valuation eligible for deduction \$ 1,114,500
SECTION IV - VERIFICATION OF ASSESSING OFFICIAL	
I verify that the above described structure was assessed and the owner was notified on _____, with the effective date of the assessment being January 1, 20 _____, and that the assessed valuations in Section III are correct.	
Signature of assessing official	Date (month, day, year)
Printed name of assessing official	

SECTION V - FOR AREAS EXCEPT FOR A RESIDENTIALLY DISTRESSED AREA WHERE THE STATEMENT OF BENEFITS WAS APPROVED BEFORE JULY 1, 2013 - DEDUCTION SCHEDULE PER IC 6-1.1-12.1-17

YEAR OF DEDUCTION / ASSESSED VALUE / PERCENTAGE / DEDUCTION* YEAR OF DEDUCTION / ASSESSED VALUE / PERCENTAGE / DEDUCTION**

(1) For deductions allowed over a one (1) year period:

1	20	pay 20	\$	100%	*	%	\$
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(2) For deductions allowed over a two (2) year period:

1	20	pay 20	\$	100%	*	%	\$
2	20	pay 20	\$	50%	*	%	\$

(3) For deductions allowed over a three (3) year period:

1	20	pay 20	\$	100%	*	%	\$
2	20	pay 20	\$	66%	*	%	\$
3	20	pay 20	\$	33%	*	%	\$

(4) For deductions allowed over a four (4) year period:

1	20	pay 20	\$	100%	*	%	\$
2	20	pay 20	\$	75%	*	%	\$
3	20	pay 20	\$	50%	*	%	\$
4	20	pay 20	\$	25%	*	%	\$

(5) For deductions allowed over a five (5) year period:

1	20	pay 20	\$	100%	*	%	\$
2	20	pay 20	\$	80%	*	%	\$
3	20	pay 20	\$	60%	*	%	\$
4	20	pay 20	\$	40%	*	%	\$
5	20	pay 20	\$	20%	*	%	\$

(6) For deductions allowed over a six (6) year period:

1	20	pay 20	\$	100%	*	%	\$
2	20	pay 20	\$	85%	*	%	\$
3	20	pay 20	\$	66%	*	%	\$
4	20	pay 20	\$	50%	*	%	\$
5	20	pay 20	\$	34%	*	%	\$
6	20	pay 20	\$	17%	*	%	\$

(7) For deductions allowed over a seven (7) year period:

1	20	pay 20	\$	100%	*	%	\$
2	20	pay 20	\$	85%	*	%	\$
3	20	pay 20	\$	71%	*	%	\$
4	20	pay 20	\$	57%	*	%	\$
5	20	pay 20	\$	43%	*	%	\$
6	20	pay 20	\$	29%	*	%	\$
7	20	pay 20	\$	14%	*	%	\$

(8) For deductions allowed over a eight (8) year period:

1	20	pay 20	\$	100%	*	%	\$
2	20	pay 20	\$	88%	*	%	\$
3	20	pay 20	\$	75%	*	%	\$
4	20	pay 20	\$	63%	*	%	\$
5	20	pay 20	\$	50%	*	%	\$
6	20	pay 20	\$	38%	*	%	\$
7	20	pay 20	\$	25%	*	%	\$
8	20	pay 20	\$	13%	*	%	\$

(9) For deductions allowed over a nine (9) year period:

1	20	pay 20	\$	100%	*	%	\$
2	20	pay 20	\$	88%	*	%	\$
3	20	pay 20	\$	77%	*	%	\$
4	20	pay 20	\$	66%	*	%	\$
5	20	pay 20	\$	55%	*	%	\$
6	20	pay 20	\$	44%	*	%	\$
7	20	pay 20	\$	33%	*	%	\$
8	20	pay 20	\$	22%	*	%	\$
9	20	pay 20	\$	11%	*	%	\$

(10) For deductions allowed over a ten (10) year period:

1	20	pay 20	\$	100%	*	%	\$
2	20	pay 20	\$	95%	*	%	\$
3	20	pay 20	\$	80%	*	%	\$
4	20	pay 20	\$	65%	*	%	\$
5	20	pay 20	\$	50%	*	%	\$
6	20	pay 20	\$	40%	*	%	\$
7	20	pay 20	\$	30%	*	%	\$
8	20	pay 20	\$	20%	*	%	\$
9	20	pay 20	\$	10%	*	%	\$
10	20	pay 20	\$	5%	*	%	\$

NOTE: The deduction percentages shown in this section apply to a statement of benefits approved before July 1, 2013 that did not have an alternative deduction schedule adopted by the designating body. All other abatements shall use the percentages reflected in the abatement schedule adopted by the designating body per IC 6-1.1-12.1-17.

* The amount of the deduction shall be adjusted annually to reflect changes to the assessed valuation resulting from a reassessment or an appeal of the assessment per IC 6-1.1-12.1-4(b).

SECTION VI - FOR A RESIDENTIALLY DISTRESSED AREA WHERE THE STATEMENT OF BENEFITS WAS APPROVED BEFORE JULY 1, 2013

TYPE OF DWELLING	DEDUCTION IS THE LESSER OF: [IC 6-1.1-12.1-4.1(b)]	DEDUCTION IS ALLOWED FOR A FIVE (5) YEAR PERIOD THAT INCLUDES YEARS:
<input type="checkbox"/> One (1) family dwelling	Assessed value (after rehabilitation or redevelopment) \$ _____ or \$74,880 AV	_____ pay _____ through _____ pay _____
<input type="checkbox"/> Two (2) family dwelling	Assessed value (after rehabilitation or redevelopment) \$ _____ or \$108,080 AV	_____ pay _____ through _____ pay _____
<input type="checkbox"/> Three (3) unit multifamily dwelling	Assessed value (after rehabilitation or redevelopment) \$ _____ or \$156,000 AV	_____ pay _____ through _____ pay _____
<input type="checkbox"/> Four (4) unit multifamily dwelling	Assessed value (after rehabilitation or redevelopment) \$ _____ or \$199,680 AV	_____ pay _____ through _____ pay _____

Assessed value limits for taxes due and payable prior to January 1, 2005 were \$36,000, \$51,000, \$75,000, and \$96,000 for one to four family dwellings, respectively.

SECTION VII - APPROVAL OF COUNTY AUDITOR (COMPLETE ONLY IF APPROVED)

This application is approved in the amounts shown above.

Signature of County Auditor _____ Printed name of County Auditor _____ Date signed (month, day, year) _____



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (6/7 / 1-21)

Prescribed by the Department of Local Government Finance

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):
 Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
 Residentially distressed area (IC 6-1.1-12.1-4.1)

INSTRUCTIONS:

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
2. The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
3. To obtain a deduction, a Form 322/RE must be filed with the county auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between January 1 and May 10 of a subsequent year.
4. A property owner who files for the deduction must provide the county auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
5. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

Reset Form

20__ PAY 20__
FORM SB-1 / Real Property
PRIVACY NOTICE
Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

SECTION 1

Name of taxpayer

700 W Broadway Eat, LLC

Address of taxpayer (number and street, city, state, and ZIP code)

700 W Broadway St, Fortville, In 46040

Name of contact person

Nathaniel Holmes

Telephone number

(765) 9691005

E-mail address

nateholmes2020@gmail.

SECTION 2

Name of designating body

Fortville Town Council

LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Resolution number

DLGF taxing district number
30-0170009

Location of property

700 W Broadway St, Fortville, In 46040

County

Hancock

Estimated start date (month, day, year)

6/1/24

Estimated completion date (month, day, year)

10/1/24

SECTION 3

ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current Number	Salaries	Number Retained	Salaries	Number Additional	Salaries
52	3,147,000.00	52	3,147,000.00	40	\$2,200,000.00

SECTION 4

ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

REAL ESTATE IMPROVEMENTS	
CURRENT VALUES	ASSESSED VALUE
Plus estimated values of proposed project	\$680,000
Less values of any property being replaced	\$2,160,000
Net estimated values upon completion of project	\$1,475,000

SECTION 5

WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

ESTIMATED SOLID WASTE CONVERTED (pounds)	ESTIMATED HAZARDOUS WASTE CONVERTED (pounds)
200,000 lbs	0

Other benefits

Secured Tech Solutions, also operates as an electronic recycling collector for the state of Indiana. In addition to the waste collected, STS will collect more than 200,000 lbs of electronic waste and responsibly recycle this waste "downstream" to R2 certified facilities. In 2025, STS will become an R2 certified recycler. Also, Core 4 Holdings, plans to add solar panels with the plan of becoming electricity neutral within the next 1-2 years at this location. With regards to the "solid waste", STS will purchase a "bailer" in order to compress all cardboard and plastics and also recycle this material downstream to R2 facilities that accept such materials.

SECTION 6

TAXPAYER CERTIFICATION

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

Signature of authorized representative

Nathaniel J Holmes

Date signed (month, day, year)

5/5/2024

Printed name of authorized representative

Nathaniel J Holmes

Title

Member

FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

A. The designated area has been limited to a period of time not to exceed 10 calendar years* (see below). The date this designation expires is January 1, 2035. NOTE: This question addresses whether the resolution contains an expiration date for the designated area.

B. The type of deduction that is allowed in the designated area is limited to:

- 1. Redevelopment or rehabilitation of real estate improvements Yes No
- 2. Residentially distressed areas Yes No

C. The amount of the deduction applicable is limited to \$ See below.

D. Other limitations or conditions (specify) Limited to increase in assessed value due to expansion

E. Number of years allowed: Year 1 Year 2 Year 3 Year 4 Year 5 (* see below)
 Year 6 Year 7 Year 8 Year 9 Year 10

F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?
 Yes No

If yes, attach a copy of the abatement schedule to this form.

If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

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

Approved (signature and title of authorized member of designating body)

Telephone number (317) 485-4044 Date signed (month, day, year) 5/20/24

Printed name of authorized member of designating body

Tonya Davis, Town Council President Name of designating body Fortville Town Council

Attested by (signature and title of attester)

[Signature] Printed name of attester Melissa Glazier, Town Clerk-Treasurer

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

A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. Except as provided in IC 6-1.1-12.1-18, the deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)

B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

IC 6-1.1-12.1-17

Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
- (2) The number of new full-time equivalent jobs created.
- (3) The average wage of the new employees compared to the state minimum wage.
- (4) The infrastructure requirements for the taxpayer's investment.

(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. Except as provided in IC 6-1.1-12.1-18, an abatement schedule may not exceed ten (10) years.

(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

RESOLUTION NO. 2024- *LC*

**A CONFIRMATORY RESOLUTION OF THE TOWN OF FORTVILLE, INDIANA FOR
THE DESIGNATION OF AN ECONOMIC REVITALIZATION AREA
AND APPROVAL OF REAL PROPERTY TAX ABATEMENT APPLICATION**

700 W BROADWAY EAT, LLC / SECURED TECH SOLUTIONS, LLC

WHEREAS, the Town Council of the Town of Fortville, Indiana (the "Town Council" and the "Town", respectively) has thoroughly studied and been advised by 700 W Broadway Eat, LLC and Secured Tech Solutions, LLC or their assignee (collectively, "STS"), of a proposed revitalization program which includes the expansion of an existing building by approximately 10,900 square feet (the "Project"); and

WHEREAS, the Project will be located on a 1.64-acre site located at 700 W. Broadway St. in the Town, as more particularly described and included in the hereinafter defined Declaratory Resolution attached hereto (the "Area"); and

WHEREAS, on May 20, 2024, the Town Council adopted its Resolution No. 2024-5A attached hereto as Exhibit A and incorporated herein by reference (the "Declaratory Resolution") which (i) designated the Area, including the Project site, as reflected in Exhibit A of the Declaratory Resolution, as an economic revitalization area pursuant to Indiana Code 6-1.1-12.1, as amended (the "Act") to be known as the "Fortville STS ERA" (the "ERA") and (ii) approved a ten (10) year traditional real property tax abatement for an increase in assessed value related to the expansion, all as more particularly described in the STS Application (as defined in and attached to the Declaratory Resolution); and

WHEREAS, the Town Council, following the adoption of the Declaratory Resolution, set a public hearing on the Declaratory Resolution for 7:00 p.m., on June 17, 2024, at the Fortville Town Hall, 714 East Broadway Street, Fortville, Indiana; and

WHEREAS, notice of the adoption and substance of the Declaratory Resolution and public hearing thereon was published pursuant to the Act and Indiana Code 5-3-1, such publication being at least ten (10) days prior to the date set for the public hearing on such Declaratory Resolution; and

WHEREAS, notice of the public hearing and information required by the Act concerning the STS Application and the Declaratory Resolution was filed with the appropriate taxing units at least ten (10) days prior to the public hearing; and

WHEREAS, the application for designation, a description of the ERA, a map of the ERA, and all pertinent supporting data were available for public inspection in the offices of the Clerk-Treasurer of the Town and the Hancock County Assessor; and

WHEREAS, at the public hearing, the Town Council afforded an opportunity to all persons and organizations, including representatives of organizations, to express their views with

respect to the proposed designation of the ERA as an economic revitalization area in accordance with the Act and the approval of the STS Application; and

WHEREAS, the Town Council, after conducting the public hearing, and giving careful consideration to all comments and views expressed and any evidence presented regarding the designation of such ERA as an economic revitalization area and the approval of the STS Application, has determined that it is in the best interests of the Town to designate said ERA an economic revitalization area for the purpose of real property tax abatement for an increase in assessed value related to the expansion pursuant to the Act and to confirm the approval of the STS Application for a ten (10) year traditional real property tax abatement as herein provided;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF FORTVILLE, INDIANA AS FOLLOWS:

1. After legally required public notice, and after a public hearing pursuant to such notice, the Town Council has considered the evidence presented and hereby takes "final action," as that phrase is defined in the Act with regard to the adoption of the Declaratory Resolution and the establishment of the ERA as an economic revitalization area, as defined in the Act.
2. The approval of the STS Application pursuant to the Declaratory Resolution is ratified and confirmed in all respects. STS shall be entitled to a real property tax deduction for an increase in assessed value related to the expansion in the Project to be provided pursuant to Sections 3 of the Act for a period of ten (10) years with respect to real property which is constructed and improved as contemplated by and reflected in the STS Application as filed with the Town Council, with such abatement to be in accordance with the following schedule:

Real Property

<u>Year</u>	<u>% of Assessed Value Related to Expansion Exempt From Real Property Taxes</u>
1	100%
2	95%
3	80%
4	65%
5	50%
6	40%
7	30%
8	20%
9	10%
10	5%

3. The Declaratory Resolution, adopted on May 20, 2024, is hereby ratified and confirmed as set forth herein, and it is hereby stated that the qualifications for an economic revitalization area have been met as to the ERA.

4. STS shall (i) annually file the required State Form CF-1/Real Property demonstrating its substantial compliance with the investment, wage, and employment estimates set forth in the State Form SB-1/Real Property, as presented to and approved by the Town Council in the Declaratory Resolution, hereby ratified and confirmed, and (ii) provide the Town Council, upon written request, with an update regarding the timing of the proposed Project as described in the STS Application.

5. The provisions of Indiana Code 6-1.1-12.1-12 are expressly incorporated into this Resolution with respect to the ratification and confirmation of the Declaratory Resolution and the approval of the STS Application.

6. This Resolution shall be effective immediately upon its adoption.

ADOPTED on this 17th day of June, 2024.

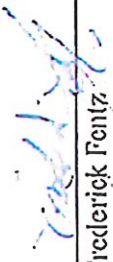
TOWN OF FORTVILLE, INDIANA, BY ITS TOWN COUNCIL

Voting Affirmative:




Tonya Davis, President


Ryan Rummell, Vice President



Frederick Fentz



Elizabeth Wyatt



Vanessa Battaglia

Voting Opposed:

Tonya Davis, President


Ryan Rummell, Vice President

Frederick Fentz

Elizabeth Wyatt

Vanessa Battaglia

ATTEST:



Melissa Glazier, Clerk-Treasurer

EXHIBIT A

Declaratory Resolution

RESOLUTION NO. 2024-5A

A RESOLUTION OF THE TOWN OF FORTVILLE, INDIANA
DECLARING AN ECONOMIC REVITALIZATION AREA
FOR REAL PROPERTY TAX ABATEMENT

700 W BROADWAY EAT, LLC / SECURED TECH
SOLUTIONS, LLC

WHEREAS, the Town Council of the Town of Fortville, Indiana (the "Town Council" and "Town", respectively) has thoroughly studied and been advised by 700 W Broadway Eat, LLC and Secured Tech Solutions, LLC or their assignee (collectively, "STS") of a proposed revitalization program which includes the expansion of an existing building by approximately 10,900 square feet (the "Project"); and

WHEREAS, the Project will be located on a 1.64-acre site located at 700 W. Broadway St. in the Town and as more particularly described in Exhibit A attached hereto (the "Area"); and

WHEREAS, the Town Council has received from STS for the Area (i) a Statement of Benefits of Real Estate Improvements (State Form SB-1), attached hereto as Exhibit B, and other supporting documentation in connection therewith and incorporated herein by reference (collectively, the "STS Application") and (ii) a request that the Town designate the Area as an economic revitalization area pursuant to Indiana Code 6-1.1-12.1, as amended (the "Act"); and

WHEREAS, the Act has been enacted to permit the creation of "economic revitalization areas" and to provide all of the rights, powers, privileges and immunities that may be exercised by this Town Council in an economic revitalization area, subject to the conditions set forth in the Act; and

WHEREAS, STS anticipates an increase in the assessed value of such real property in the Area from the proposed redevelopment or rehabilitation of real property, as described in the STS Application, and has submitted the STS Application to the Town Council in connection therewith; and

WHEREAS, the Town Council finds, based upon the STS Application, that the Area is an area that has become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors which have impaired values and prevented normal development and use of the property and that the designation of the area as an economic revitalization area would enhance the opportunity for the creation of new jobs and the protection of the current employment; and

WHEREAS, the Town Council has reviewed the information brought to its attention, including the STS Application, and hereby determines that it is in the best interest of the Town to designate the Area as an economic revitalization area pursuant to the Act; and

WHEREAS, the Town Council finds that the purposes of the Act are served by allowing STS a ten (10) year traditional real property tax deduction for an increase in assessed value related to the expansion pursuant to the Act and the schedule herein set forth; and

WHEREAS, this resolution shall be subject in all respects to adoption by the Town Council of a confirming resolution, following a public hearing thereon, all in accordance with the Act (the "Confirmatory Resolution");

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF FORTVILLE, INDIANA, as follows:

1. The Area is hereby declared an "economic revitalization area" under Section 2.5 of the Act and designated the "Fortville STS ERA", subject to a public hearing, the adoption of the Confirmatory Resolution by the Town Council and other requirements of the Act.
2. In accordance with Section 2.5(b) of the Act, the Town Council hereby determines that STS shall be entitled to a real property tax deduction for an increase in assessed value related to the expansion, to be provided pursuant to Section 3 of the Act, for a period of ten (10) years with respect to real property which is constructed and improved as contemplated by and reflected in the STS Application as filed with the Town Council, with such abatement to be in accordance with the following schedule:

Real Property

Year	% of Assessed Value Related to Expansion Exempt From Real Property Taxes
1	100%
2	95%
3	80%
4	65%
5	50%
6	40%
7	30%
8	20%
9	10%
10	5%

3. The Clerk-Treasurer of the Town is hereby authorized and directed to make all filings necessary or desirable with the Hancock County Assessor, to publish all notices required by the Act, and to take all other necessary actions to carry out the purposes and intent of this Declaratory Resolution and the creation of the economic revitalization area.

4. The Clerk-Treasurer of the Town is further authorized and directed to file this Declaratory Resolution, together with any supporting data, to each of the officers of each taxing unit that has authority to levy property taxes in the geographic area where the Area is located, as provided in the Act.

5. This Declaratory Resolution shall be submitted to a public hearing to be convened by the Town Council, where the Town Council will receive and hear all remonstrances and objections as provided by the Act.

6. The Area shall cease to be designated an economic revitalization area on January 1, 2035.

7. The Town Council hereby makes the following affirmative findings pursuant to Section 3 of the Act in regards to the STS Application:

- a. the estimate of the value of the redevelopment or rehabilitation is reasonable for projects of that nature;
- b. the estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed described redevelopment or rehabilitation;
- c. the estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed described redevelopment or rehabilitation; and
- d. the totality of benefits is sufficient to justify the deduction.

8. As an inducement for STS to invest in the Area, the STS Application is hereby approved effective upon confirmation of this Declaratory Resolution as required by the Act.

9. The provisions of this Declaratory Resolution shall be subject in all respects to the Act and any amendments thereto.


10. This Declaratory Resolution shall take effect upon its adoption.

ADOPTED on this 20th day of May, 2024.


TOWN OF FORTVILLE, INDIANA, BY ITS TOWN COUNCIL


Voting Affirmative:


Tonya Davis, President


Ryan Rummell, Vice President


Frederick Feintz


Elizabeth Wyatt


Vanessa Battaglia

Voting Opposed:

Tonya Davis, President

Ryan Rummell, Vice President

Frederick Feintz

Elizabeth Wyatt

Vanessa Battaglia

ATTEST:



Melissa Glazier, Alex Ingersoll
Clerk-Treasurer, Town Attorney

EXHIBIT A

Description of the Area and Map

Address:

700 W. Broadway St.

Fortville, IN 46040

Tax Parcel Number:

30-02-16-200-003.000-017

Map:

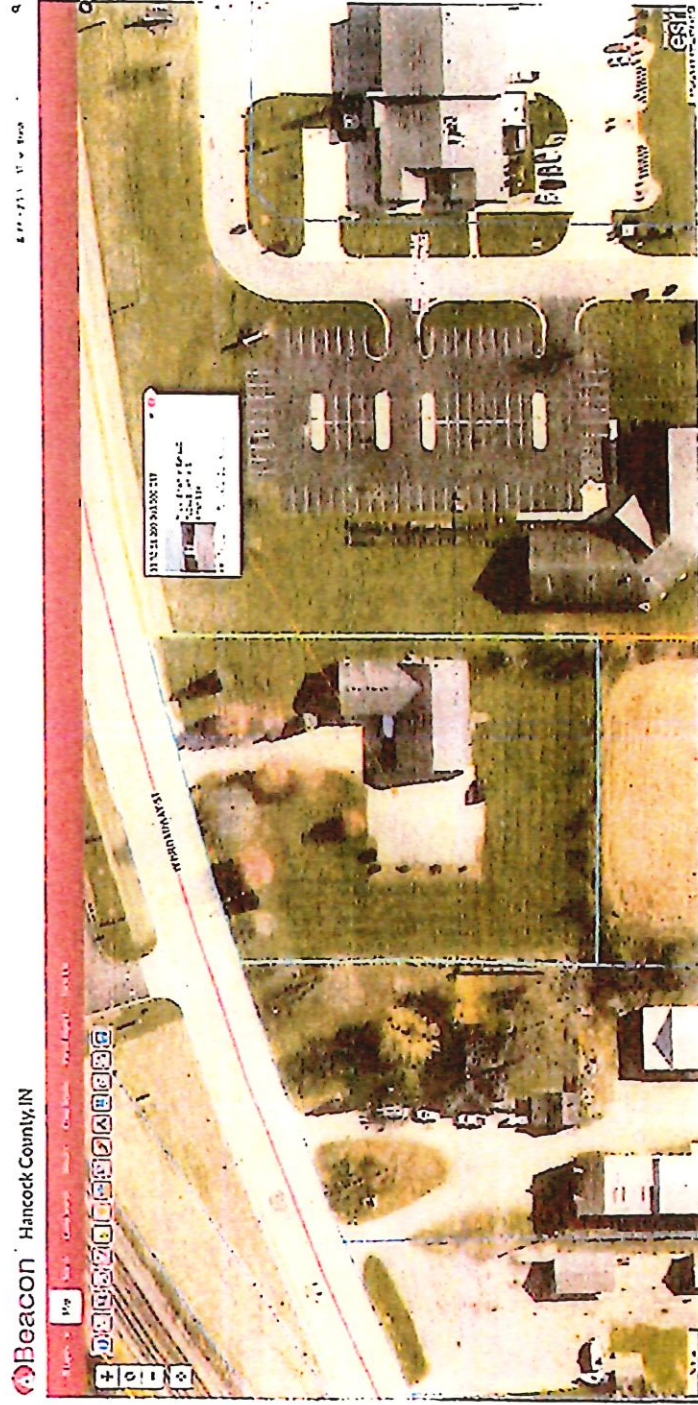


Exhibit B

***STS Application
(including Statement of Benefits)***

Nate Holmes
Member 700 W Broadway Eat, LLC and
CEO Secured Tech Solutions, LLC
700 W Broadway St
Fortville, In 46040
nate@securedtechsolutions.com
765-969-1005
5/1/2024

Joe Renner, Town Manager
Adam Zaklikowski, Planning and Building Director
Town of Fortville
714 E Broadway St.
Fortville, In 46040

Dear Mr. Renner and Mr. Zaklikowski,

I hope this letter finds you well. On behalf of Secured Tech Solutions (STS), I am writing to express our sincerest gratitude for considering our request for a property tax abatement on our building expansion. We are deeply appreciative of the opportunity to present our case for why STS should be eligible for this consideration.

Secured Tech Solutions, a proud tenant of Core4 Holdings, LLC, has been an active contributor to the Fortville community for several years. As part of our commitment to fostering economic growth and prosperity, we have diligently worked towards creating opportunities for local residents and investing in the enhancement of our infrastructure.

One of the primary reasons we are seeking a property tax abatement is our substantial contribution to job creation in Fortville. Over the past two years alone, STS has created approximately 20 new jobs within the community. As one of central Indiana's fastest growing companies (as evidenced in the Indiana Business Journal) for the last two years, we are excited to continue this trend by adding an additional 30 to 40 jobs over the next 2 to 4 years. These positions not only provide employment opportunities for residents but also contribute to the overall economic vitality of the town. Currently, our hourly positions start at \$16/hour, and our starting salary positions typically average around \$55,000+/year. These positions include both hourly and salaried positions.

Furthermore, we are dedicated to investing in the expansion and improvement of our facilities. In the coming months, STS plans to undertake a significant expansion project, adding roughly 10,900 square feet to our building located at 700 W Broadway St. This expansion not only demonstrates our long-term commitment to Fortville, but also signifies our confidence in the town's potential for growth and economic development. This expansion is vital to our current employee needs, as well as the additional job creation over the coming years. We have temporarily relocated approximately half of our staff and operations to a leased warehouse space in McCordsville to accommodate the growing staffing and business needs at STS.

Considering these factors, we respectfully request a property tax abatement on the real property expansion project to be completed in 2024. Our proposed abatement schedule is as follows: 100% for Year 1 through Year 10, with a 5% reduction each subsequent year. This gradual reduction aligns with our commitment to responsible fiscal management while providing meaningful tax relief that supports our continued growth and investment in the community.

In conclusion, we believe that STS's track record of job creation and investment in the Fortville community warrants serious consideration for a property tax abatement. We are committed to being responsible corporate citizens and are grateful for the opportunity to contribute to the town's economic prosperity. Additionally, as a registered recycling collector for the state of Indiana, STS responsibility recycles more than 200,000 lbs of e-waste, along with the reuse/resale of hundreds of thousands of electronics each year, keeping these items out of a landfill(s).

STS partners exclusively with school districts all across the country, including roughly 160 Indiana districts.

Thank you once again for your time and consideration. We look forward to the opportunity to further discuss how STS can continue to be a valuable partner in the growth and development of Fortville.

Warm regards,

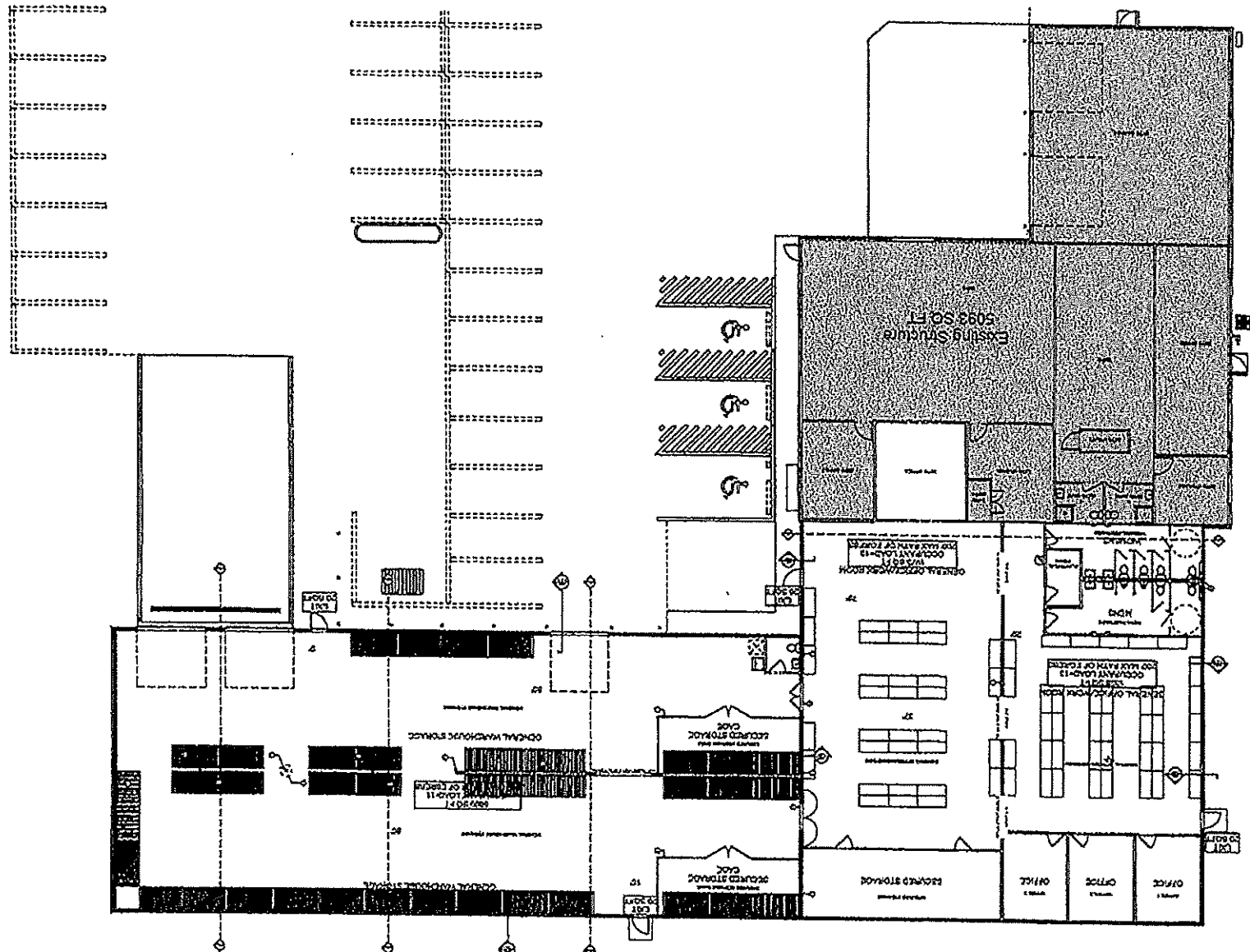
Nate Holmes
CEO
Secured Tech Solutions

"Proposed Tax Abatement Schedule"

<u>Year</u>	<u>% of Assessed Value Exempt From Real Property Taxes</u>
1	100%
2	95%
3	80%
4	65%
5	50%
6	40%
7	30%
8	20%
9	10%
10	5%

Scale: 1/8" = 1'

PROPOSED OVERVIEW FLOOR PLAN



A101

DATE
APPROVED BY

Client Initials: _____
Date: _____

Secured Tech Add.
700 W. Broadway St., Fortville IN 46040
Year Buid: _____



EXHIBIT
NICHOLAS CONSTRUCTION
ARCHITECTS & ENGINEERS
INCORPORATED
1000 N. WASHINGTON ST.
MILWAUKEE, WI 53233

CONTRACTOR
NICHOLAS
CONSTRUCTION
1000 N. WASHINGTON ST.
MILWAUKEE, WI 53233