

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

Monday, May 1, 2023 – 7:00 p.m.

CALL TO ORDER BY MAYOR HICKMAN

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

Crum _____ Olson _____ Armstrong _____ Martin _____ McDermid _____

2. Remarks by Mayor Hickman
 - Proclamation by Mayor Hickman for Public Service Recognition Week
3. Request approval of the April 17 minutes. (attachment)

UNFINISHED BUSINESS

1. Ordinance No. 1728-2023. AN ORDINANCE REGULATING THE COLLECTION AND DISPOSAL OF YARD WASTE AND BRUSH, LIMBS, AND TREE PRUNINGS. (second and third reading) (attachment)
2. Ordinance No. 1729-2023. ADDITIONAL APPROPRIATION ORDINANCE FOR THE CITY OF ANGOLA, INDIANA GENERAL AND LIT ECONOMIC DEVELOPMENT FUNDS. (second reading) (attachment)
3. Ordinance No. 1730-2023. AN ORDINANCE AMENDING THE ANGOLA MUNICIPAL CODE, TITLE 2 ADMINISTRATION AND PERSONNEL, CHAPTER 12.15 DEPARTMENT OF ECONOMIC DEVELOPMENT. (second reading) (attachment)
4. Other unfinished business.

NEW BUSINESS

1. Request approval of the Contract Amendment with HWC Engineering for Gale Street Improvements On-Call Planning Services in the amount of \$23,500. (attachment)
2. Review and determine if Duke & Billy's Realty LLC (DBA Duke Imports Inc.) located at 1105 N Williams St. is or is not in compliance with the Statement of Benefits for Real Estate Improvements. (Resolution No 2021-797, seven years) (attachment)

3. Review and determine if Univertical LLC located at 203 Weatherhead Street is or is not in compliance with Statement of Benefits for... (attachment)
 - Real Estate Improvements (Resolution No. 2014-651, nine years)
 - Personal Property (Resolution No. 2014-651, nine years)
 - Personal Property (Resolution No. 2016-686, seven years)
 - Personal Property (Resolution No. 2019-752, five years)
 - Personal Property (Resolution No. 2019-766, five years)
 - Real Estate Improvements (Resolution No. 2021-798, ten years)
4. Review and determine if Angola Wire Products, Inc. located at 803 Wohler Street is or is not in compliance with the Statement of Benefits for Personal Property. (Resolution No. 2020-786, five years) (attachment)
5. Review and determine if Precision Edge Surgical Products LLC located at 1910 N. Wayne Street is or is not in compliance Statement of Benefits for... (attachment)
 - Personal Property (Resolution No. 2016-687, eight years)
 - Personal Property (Resolution No. 2018-726, ten years)
 - Personal Property (Resolution No. 2019-760, five years)
 - Personal Property (Resolution No. 2022-835, five years)
 - Real Estate Improvements (Resolution No. 2022-836, six years)
6. Reports:
 - Clerk-Treasurer
 - Department heads
7. Request approval of the Allowance of Accounts Payable Vouchers 62534 through 62762 totaling \$862,377.38. (separate attachment)
8. Other new business.

NEXT MEETING

The next Common Council meeting is Monday, May 15.

ADJOURNMENT

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

City of Angola

PROCLAMATION

- WHEREAS, In honor of the City of Angola employees;
- WHEREAS, Residents are served every single day by our employees. These unsung heroes do the work that keeps our city working. Their tireless efforts are often unseen; and
- WHEREAS, Public employees take not only jobs but oaths. Many risk their lives each day in the service to the people of our city, Steuben County, and the hundreds of thousands that visit our community every year, and make a difference each and every day without recognition; and
- WHEREAS, Day in and day out they provide the diverse services demanded by the residents with efficiency and integrity; and
- WHEREAS, Without these public servants at every level, continuity would be impossible in a democracy that regularly changes its leaders and elected officials;

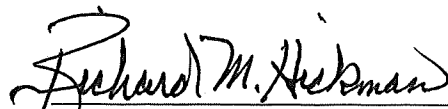
NOW, THEREFORE, I, Richard Hickman, Mayor of Angola, do hereby proclaim May 7-13, 2023 as

Public Service Recognition Week

in the City of Angola, Indiana and encourage all citizens to thank our city employees for the work that they do.

IN WITNESS WHEREOF, I have set my hand and caused the seal of the Office of the Mayor, City of Angola, Indiana, to be affixed this 1st day of May 2023.




Richard M. Hickman, Mayor
City of Angola

April 17, 2023

The regular meeting of the Common Council of the City of Angola, Indiana was called to order at 7:00 p.m. at City Hall, 210 North Public Square with Mayor Richard M. Hickman presiding. Council Members Gary L. Crum, David A. Olson, Kathleen G. Armstrong, David B. Martin, and Jerold D. McDermid answered roll. No council member was absent. Clerk-Treasurer Ryan P. Herbert recorded the minutes.

Among those present were City Attorney Kim Shoup, Economic Development and Planning Director Jennifer Barclay, City Engineer Amanda Cope, Chief of Police Ken Whitmire, Park Superintendent Matt Hanna, Street Commissioner Chad Ritter, Water Superintendent Tom Selman, Assistant Wastewater Superintendent Cory Ritter, Human Resource Director Sue Essman, and Deputy Clerk Stephanie Dean.

Also, among those present were Colleen Everage, June Julien, Randy Coffey, Jennifer Sharkey, David Roe, and Oksana Kotkina of *The Herald Republican*.

APPROVAL OF THE MINUTES

Council Member Martin moved to approve the April 3, 2023 minutes. Council Member Armstrong seconded the motion. The motion carried 5-0.

UNFINISHED BUSINESS

Ordinance No. 1727-2023, AN ORDINANCE AMENDING THE ORDINANCE FIXING COMPENSATION OF APPOINTED OFFICERS, DEPUTIES, AND OTHER EMPLOYEES AND OF POLICE AND FIREFIGHTERS OF THE CITY OF ANGOLA, INDIANA FOR THE YEAR 2023, was read by title and presented to Council on third and final reading. Council Member Martin moved to approve. Council Member Crum seconded the motion. The motion to approve on third and final reading carried 5-0. (previously numbered 1726-2023)

NEW BUSINESS

Ordinance No. 1728-2023, AN ORDINANCE REGULATING THE COLLECTION AND DISPOSAL OF YARD WASTE AND BRUSH, LIMBS, AND TREE PRUNINGS, was read by title and presented to Council on first reading. Council Member Martin moved to approve. Council Member Crum seconded the motion. Discussion followed. The motion carried 5-0.

Ordinance No. 1729-2023, ADDITIONAL APPROPRIATION ORDINANCE FOR THE CITY OF ANGOLA, INDIANA GENERAL AND LIT ECONOMIC DEVELOPMENT FUNDS, was read by title and presented to Council on first reading. Council Member Martin moved to approve. Council Member McDermid seconded the motion. Discussion followed. The motion carried 5-0.

Ordinance No. 1730-2023, AN ORDINANCE AMENDING THE ANGOLA MUNICIPAL CODE, TITLE 2 ADMINISTRATION AND PERSONNEL, CHAPTER 12.15 DEPARTMENT OF ECONOMIC DEVELOPMENT, was read by title and presented to Council on first reading. Council Member McDermid moved to approve. Council Member Crum seconded the motion. Discussion followed. The motion carried 5-0.

Ordinance No. 1731-2023, AN ORDINANCE REGULATING EVENTS, PARADES, AND/OR GATHERINGS ON PUBLIC PROPERTY, was read by title and presented to Council on first reading. Council Member Martin moved to approve. Council Member Olson seconded the motion. Discussion followed. Member Martin then moved to table the matter. Member Olson seconded the motion. The motion to table carried 5-0.

Council Member Martin moved to approve Change Order No. 1 for the North Wayne Lift Station Rehabilitation in the amount of \$17,813.75. Council Member Armstrong seconded the motion. The motion carried 5-0.

Council Member Martin moved to find Lomont Holdings Co., Inc located at 1825 W Maumee St. in substantial compliance with Statements of Benefits for Personal Property for Resolution No 2014-845. Council Member Armstrong seconded the motion. The motion carried 5-0.

The Clerk-Treasurer's Depository Statement and Cash Reconciliation for the month ending March 2023 was presented for Council information.

DEPARTMENT HEAD REPORTS

Water Superintendent Tom Selman reported that they were still looking for volunteers to help with the aquifer study. They are looking for people with private wells that would have Wi-Fi access that reaches the well where monitoring equipment would be installed. If you would like to volunteer or know of anybody that might please let Tom know.

APPROVAL OF ACCOUNTS PAYABLE VOUCHERS

Council Member Martin moved to approve the Allowance of Accounts Payable Vouchers 62299 through 62533 totaling \$1,130,725.16 which includes interfund transfers of \$175,261.98. Council Member Armstrong seconded the motion. The motion carried 5-0.

ADJOURNMENT

There being no further business, the meeting was considered adjourned at 7:28 p.m.

Richard M. Hickman, Mayor
Presiding Officer

Attest:

Ryan P. Herbert, Clerk-Treasurer

DRAFT

ORDINANCE NO. 1728-2023

**AN ORDINANCE REGULATING THE COLLECTION AND DISPOSAL OF
YARD WASTE AND BRUSH, LIMBS, AND TREE PRUNINGS**

BE IT HEREBY ORDAINED by the Common Council of the City of Angola, Indiana, that Title 8, Health and Safety, of the Angola Municipal Code is hereby amended by the addition of Chapter 8.35, as follows:

Collection and Disposal of Yard Waste and Brush, Limbs, and Tree Prunings

Section 1. Definitions.

A. Yard Waste is defined as: flowers and garden waste. Yard Waste does not include leaves or grass clippings.

B. Brush, Limbs, and Tree Prunings are defined as: woody material from trees, bushes, shrubs, and other like vegetation. Brush, Limbs, and Tree Prunings does not include logs or firewood.

Section 2. Collection and Disposal.

A. The City will collect and dispose of Yard Waste and Brush, Limbs, and Tree Prunings subject to the following rules:

1. Yard Waste must be kept in separate piles from Brush, Limbs, and Tree Prunings.

2. Yard Waste, and Brush, Limbs, and Tree Prunings shall be placed for collection near the curb or street no more than three days prior to the first Monday of each month.

3. Yard Waste and Brush, Limbs, and Tree Prunings placed for pickup shall be in piles no larger than four feet high, four feet deep, and eight feet long.

4. Yard Waste and Brush, Limbs, and Tree Prunings will be collected commencing on the First Monday of each month. The city employees will only make one pass through The City.

B. Christmas trees will be collected seasonally.

C. Trees, tree limbs, and brush that are brought down by storm and other weather events will be collected as needed and as determined by the Street Department.

D. The penalty for violating this ordinance shall be as set forth in Angola Code of Ordinances 1.15. Each day of violation shall be considered a separate violation.

This ordinance shall become effective following passage and adoption by the Common Council and approval by the Mayor.

ORDINANCE NO. 1728-2023

DULY PASSED AND ADOPTED by the Common Council of the City of Angola, Indiana, on the _____ day of May 2023.

Richard M. Hickman, Mayor
Presiding Officer

Attest:

Ryan P. Herbert, Clerk-Treasurer

This ordinance presented by me, the Clerk-Treasurer of the City of Angola, Indiana to the Mayor at the hour of _____ a.m./p.m. this _____ day of May 2023.

Ryan P. Herbert, Clerk-Treasurer

This ordinance signed and approved by me, the Mayor of the City of Angola, Indiana this _____ day of May 2023.

Richard M. Hickman, Mayor

ORDINANCE NO. 1729-2023

**ADDITIONAL APPROPRIATION ORDINANCE FOR THE
CITY OF ANGOLA, INDIANA
GENERAL AND LIT ECONOMIC DEVELOPMENT FUNDS**

WHEREAS, it has been determined that it is now necessary to appropriate more money than was appropriated in the annual budget, now, therefore:

Section 1. Be it ORDAINED by the Common Council of the City of Angola, Steuben County, Indiana, that for the expenses of the taxing unit the following additional sums of money are hereby appropriated out of the funds named for the purpose specified, subject to the laws governing the same:

	<u>Amount Requested</u>	<u>Amount Approved</u>
Fund Name: General		
Department: Common Council		
Services and Charges	<u>\$450,000.00</u>	_____
Total General Fund	<u>\$450,000.00</u>	
 Fund Name: LIT Economic Development		
Services and Charges	<u>\$300,000.00</u>	_____
Total Local Road and Street Fund	<u>\$300,000.00</u>	

Section 2. This Ordinance shall be in full force and effect from and after its passage by the Common Council, approval of the Mayor, and approval of the Department of Local Government Finance, if applicable.

PASSED AND ADOPTED by the Common Council of the City of Angola, Indiana, on the _____ day of May 2023 by the vote of _____ ayes and _____ nays.

Richard M. Hickman, Mayor
Presiding Officer

Attest:

Ryan P. Herbert, Clerk-Treasurer

ORDINANCE NO. 1729-2023

This ordinance presented by me, the Clerk-Treasurer of the City of Angola, Indiana to the Mayor at the hour of _____ a.m./p.m. this _____ day of May 2023.

Ryan P. Herbert, Clerk-Treasurer

This ordinance signed and approved by me, the Mayor of the City of Angola, Indiana this _____ day of May 2023.

Richard M. Hickman, Mayor

ORDINANCE NO. 1730-2023

AN ORDINANCE AMENDING THE ANGOLA MUNICIPAL CODE,
TITLE 2 ADMINISTRATION AND PERSONNEL, CHAPTER 12.15
DEPARTMENT OF ECONOMIC DEVELOPMENT

BE IT HEREBY ORDAINED by the Common Council of the City of Angola, Indiana that the Angola Municipal Code is being amended by the text of existing provisions in this style type, additions will appear in **this style type**, and deletions will appear in ~~this style type~~:

Section 1. Section 12.15.030 Department of Economic Development is amended to read:

(B) Appointment of Commissioners. The Department of Economic Development shall be under the control of a commission, which shall be known as the Angola Economic Development Commission and shall consist of ~~five~~ **three** members appointed by the Mayor, ~~three~~ **one** of whom shall be selected by the Mayor, one shall be nominated by the Common Council of the city, and one shall be nominated by the County Council.

Section 2. Effective date.

This Ordinance shall be in full force and effect from and after its passage by the Common Council, approval of the Mayor.

PASSED AND ADOPTED by the Common Council of the City of Angola, Indiana, on the _____ day of May 2023.

Richard M. Hickman, Mayor

Attest:

Ryan P. Herbert, Clerk-Treasurer

This ordinance presented by me, the Clerk-Treasurer of the City of Angola, Indiana to the Mayor at the hour of _____ a.m./p.m. this _____ day of May 2023.

Ryan P. Herbert, Clerk-Treasurer

ORDINANCE NO. 1730-2023

This ordinance signed and approved by me, the Mayor of the City of Angola, Indiana this _____ day of May 2023.

Richard M. Hickman, Mayor

HWC ENGINEERING
BMO Plaza
135 North Pennsylvania Street, Suite 2800
Indianapolis, IN 46204
(317) 347-3663

CONTRACT AMENDMENT #1

This **CONTRACT AMENDMENT** is recognized as being established the ____ day of _____, 2023, by and between HWC Engineering, Inc., of Indianapolis, Indiana (hereinafter referred to as "HWC") and City of Angola, Indiana (hereinafter referred to as the "CLIENT") concerning the existing contract for professional services for On-Call Planning Services dated December 20, 2021, which is hereby amended as follows:

The Project name, location and address:

Gale Street Improvements
On-Call Planning Services
Angola, IN

The CLIENT's name and address:

City of Angola
210 N. Public Square
Angola, IN 46703

The Project's designated CLIENT representative and his/her contact information (including title, address, phone number, fax number and email address):

Ms. Amanda R. Cope, P.E., City Engineer
City of Angola, IN
210 N. Public Square
Angola, IN 46703
Phone 260-665-6748
acope@angolain.org

The Project's designated HWC representative and his/her contact information (including title, address, phone number, fax number and email address):

Brian E. Pohlar, PE
HWC Engineering
17. S. 6th Street, Suite X
Lafayette, IN 47901
765-490-2097 mobile
bpohlar@hwcengineering.com

The applicable HWC Project number: 2021-317-S

The obligation and scope of services of HWC under this amendment shall be as follows:

In general, the scope of services for this project consists of HWC Engineering (HWC) assisting the City of Angola (CLIENT) with schematic design services for the public infrastructure along Gale Street. Gale Street is an east-west corridor connecting Trine University and the Cameron Memorial Community Hospital in the southwest quadrant of downtown Angola.

For the purposes of these schematic design services, the project will consider improvements within public right-of-way along Gale Street from Darling Street to Wayne Street, Superior Street (1/2 block north of Gale Street), and West Street (1/2 block north and south of Gale Street).

A detailed scope of services to be provided for this project is as follows:

SCHEMATIC DESIGN SERVICES

HWC will prepare schematic design services for the infrastructure improvements along the corridor. This includes:

1. *Street Improvements*: HWC will prepare a preliminary plan and alignment for street, trail and sidewalk improvements.
2. *Conceptual Drainage Plan*: HWC will develop a conceptual drainage plan by reviewing existing infrastructure and developing a preliminary concept for proposed inlets, downspouts, underdrains, storm piping, and other associated items.
3. *Conceptual Water & Sanitary Sewer Upgrade Plan*: HWC will develop a recommended improvement plan for the existing water and sanitary sewer infrastructure within the corridor by reviewing existing utility infrastructure information. Such information could include previous studies and recommendations, as-built drawings, inspections, televising, cleaning and repair/leak records, etc., in addition to any existing and projected flow information.
4. *Cost Estimates*: HWC will prepare a preliminary opinion of cost for all proposed work associated with the streetscape, infrastructure, and noted utilities associated with the corridor.
5. *Submittals*: The schematic design package will include the final edge of pavement and project boundary drafted over current aerials, hardscape and landscape plans, conceptual drainage plan, and a final cost estimate.
6. *Meetings*: HWC will facilitate up to (2) in-person meetings during this process.

ASSUMPTIONS AND EXCLUSIONS

1. Topographic and boundary survey is not included. Plans will be developed over current aerials.
2. Improvements will be shown within the public right-of-way. It is assumed all work within privately owned parcels will be by others.

3. The scope excludes environmental, historical, archaeological and related evaluations.
4. Construction documents, bidding, and construction administration services are not included.
5. Client will provide maps of the existing public infrastructure location and sizes (storm sewers, sanitary sewers, and water mains). No field locates are included.

HWC shall be reimbursed as compensation for such professional services described above as follows:

Activity	Compensation
Schematic Design Services	\$ 23,500 (lump sum)

PROJECT SCHEDULE

Activity	Scheduled Completion
Notice to Proceed	May 1, 2023
Schematic Design	8 weeks from Notice to Proceed

It is further mutually agreed by the CLIENT and HWC that all other provisions of the original agreement shall remain unchanged.

"CLIENT"

City of Angola, IN

By: _____

Printed: _____

Title: _____

Date: _____

"HWC"

HWC Engineering

By:  _____

Printed: Cory J. Whitesell, PE

Title: Director, Planning & Landscape
Architecture

Date: April 21, 2023



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R5 / 12-21)

Prescribed by the Department of Local Government Finance

20__ PAY 20__

FORM CF-1 / Real Property

PRIVACY NOTICE

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

INSTRUCTIONS:

1. This form does not apply to property located in a residentially distressed area or any deduction for which the Statement of Benefits was approved before July 1, 1991.
2. 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).
3. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
4. 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 16, 2022, 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))
5. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1		TAXPAYER INFORMATION	
Name of taxpayer DUKE & BILLYS REALTY LLC (DBA DUKE IMPORTS INC)		County STEUBEN	
Address of taxpayer (number and street, city, state, and ZIP code) 1105 N WILLIAMS ST, ANGOLA IN 46703		DLGF taxing district number 110	
Name of contact person PARAMVIR SETHI		Telephone number (260) 665-1100	

SECTION 2			LOCATION AND DESCRIPTION OF PROPERTY	
Name of designating body CITY OF ANGOLA COMMON COUNCIL		Resolution number 2021-797	Estimated start date (month, day, year)	
Location of property 1105 N WILLIAMS ST, ANGOLA IN 46703		Actual start date (month, day, year) APRIL 2021		
Description of real property improvements 37,700 SQUARE FEET ADDED TO EXISTING WAREHOUSE		Estimated completion date (month, day, year) DECEMBER 2021		
		Actual completion date (month, day, year) 12-27-2021		

SECTION 3				EMPLOYEES AND SALARIES	
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1		ACTUAL	
Current number of employees		28		27	
Salaries		1,061,841.00		1,012,434.95	
Number of employees retained					
Salaries					
Number of additional employees					
Salaries					

SECTION 4				COST AND VALUES	
COST AND VALUES		REAL ESTATE IMPROVEMENTS			
AS ESTIMATED ON SB-1		COST		ASSESSED VALUE	
Values before project				445,700.00	
Plus: Values of proposed project		1,800,000.00			
Less: Values of any property being replaced					
Net values upon completion of project					
ACTUAL		COST		ASSESSED VALUE	
Values before project				445,700.00	
Plus: Values of proposed project		1,618,519.33			
Less: Values of any property being replaced					
Net values upon completion of project		2,064,219.39			

SECTION 5				WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER	
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1		ACTUAL	
Amount of solid waste converted					
Amount of hazardous waste converted					
Other benefits:					

SECTION 6			TAXPAYER CERTIFICATION	
I hereby certify that the representations in this statement are true.				
Signature of authorized representative		Title 2064,219.39	Date signed (month, day, year) 2-17-2023	

**OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)
THAT WAS APPROVED AFTER JUNE 30, 1991**

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 and 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, then 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)
May 1, 2023

Attested by:

Designating body
Common Council

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)

Time of hearing

☐ 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 Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.



March 22, 2023

Jennifer Barclay
Angola City Hall
210 N. Public Square
Angola, IN 46703

Jennifer,

Enclosed are the CF-1 reports for projects: 2014-651 (PP & RP), 2016-686 (PP), 2019-752 (PP), 2019-766 (PP) and 2021-798 (RP).

For these projects, please note the following:

- Headcounts included both full-time employees and part-time employees as of the 1/1/23 assessment date. As of the assessment date, Univertical had 95 Full Time and 9 Part-Time employees (1/2 employee).
- Salary was based on the previous four-quarter 941's and included all compensation.
- Actual spending on the 2014-651, 2016-686, 2019-752, 2019-766, and 2021-798 projects are complete.

As of 1/1/23, Univertical had 11 open positions in the below areas:

- Manufacturing – 5
- Engineers – 3
- Maintenance – 3

Univertical had planned to fill most of these open positions during the first quarter of 2023. However, attracting and retaining motivated and knowledgeable employees has been difficult. As Steuben County is near full employment, the competition for talent among area employers has increased. Therefore, Univertical has needed to become creative to fill gaps in our hiring needs. Although, some of the open positions have been filled, Univertical is still actively recruiting to fill skilled labor positions. Our hourly wages range from \$19.00 to \$35.10 per hour with an average hourly rate of \$24.50.

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

Sincerely,

Richele E. Orn
Controller



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R5 / 12-21)

Prescribed by the Department of Local Government Finance

20__ PAY 20__

FORM CF-1 / Real Property

PRIVACY NOTICE

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

INSTRUCTIONS:

1. This form does not apply to property located in a residentially distressed area or any deduction for which the Statement of Benefits was approved before July 1, 1991.
2. 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).
3. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
4. 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 16, 2022, 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))
5. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1 TAXPAYER INFORMATION		
Name of taxpayer Univertical LLC	County Steuben	
Address of taxpayer (number and street, city, state, and ZIP code) 203 Weatherhead St, Angola, IN 46703	DLGF taxing district number 076-01	
Name of contact person Richele Orn	Telephone number (260) 665-7828	

SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of designating body City of Angola Common Council	Resolution number 2014-651	Estimated start date (month, day, year) 10/01/2014
Location of property 203 Weatherhead St, Angola, IN 46703		Actual start date (month, day, year) 10/01/2014
Description of real property improvements New chemical Lab (40' X 40') inside current building Bus Bar Plating Line storage building - approximately 7200 sq ft building Convert old Lab area and Tin room to new bathrooms, break room, and lockers		Estimated completion date (month, day, year) 02/28/2015 Actual completion date (month, day, year) 06/30/2015

SECTION 3 EMPLOYEES AND SALARIES			
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees	71		99.5
Salaries	\$3,365,530		\$6,884,978
Number of employees retained	71		71
Salaries	\$3,3365,530		\$5,459,978
Number of additional employees	3-4		28.5
Salaries	\$90,000		\$1,425,000

SECTION 4 COST AND VALUES		
COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values before project	\$3,432,287	
Plus: Values of proposed project	\$415,000	
Less: Values of any property being replaced		
Net values upon completion of project	\$3,847,287	
ACTUAL	COST	ASSESSED VALUE
Values before project	\$3,432,287	
Plus: Values of proposed project	\$709,812	
Less: Values of any property being replaced		
Net values upon completion of project	\$4,142,099	

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER		
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted		
Amount of hazardous waste converted		
Other benefits:		

SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of authorized representative 	Title Controller	Date signed (month, day, year) 3/22/23

**OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)
THAT WAS APPROVED AFTER JUNE 30, 1991**

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 and 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, then 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)
May 1, 2023

Attested by:

Designating body
Common Council

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)

Time of hearing	☐ 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 Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.



COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R7 / 12-22)

Prescribed by the Department of Local Government Finance

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

FORM CF-1 / PP

20__ Pay 20__

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

SECTION 1 TAXPAYER INFORMATION								
Name of Taxpayer Univertical LLC						County Steuben		
Address of Taxpayer (number and street, city, state, and ZIP code) 203 Weatherhead St, Angola, IN 46703						DLGF Taxing District Number 076-012		
Name of Contact Person Richele Orn				Telephone Number (260) 665-7828		Email Address rorn@univertical.com		
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY								
Name of Designating Body City of Angola Common Council				Resolution Number 2014-651		Estimated State Date (month, day, year) 10/01/2014		
Location of Property 203 Weatherhead St, Angola, IN 46703						Actual Start Date (month, day, year) 10/01/2014		
Description of new manufacturing equipment, new research and development equipment, new information technology equipment, or new logistical distribution equipment to be acquired. ICP-MS (Mass Spectrometer) and related Chemical lab testing equipment						Estimated Completion Date (month, day, year) 02/25/2015		
						Actual Completion Date (month, day, year) 10/01/2015		
SECTION 3 EMPLOYEES AND SALARIES								
EMPLOYEES AND SALARIES				AS ESTIMATED ON SB-1			ACTUAL	
Current Number of Employees				71			99.5	
Salaries				\$3,365,530			\$6,884,978	
Number of Employees Retained				71			71	
Salaries				\$3,365,530			\$5,459,978	
Number of Additional Employees				3-4			28.5	
Salaries				\$90,000			\$1,425,000	
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	\$ 8,799,495	\$	\$	\$	\$	\$	\$ 117,960	\$
Plus: Values of Proposed Project	\$ 294,000	\$	\$	\$	\$	\$	\$ 20,000	\$
Less: Values of Any Property Being Replaced	\$	\$	\$	\$	\$	\$	\$	\$
Net Values Upon Completion of Project	\$ 9,093,495	\$	\$	\$	\$	\$	\$ 137,960	\$
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project	\$ 8,799,495	\$	\$	\$	\$	\$	\$ 117,960	\$
Plus: Values of Proposed Project	\$ 293,986	\$	\$	\$	\$	\$	\$ 19,315	\$
Less: Values of Any Property Being Replaced	\$	\$	\$	\$	\$	\$	\$	\$
Net Values Upon Completion of Project	\$ 9,093,481	\$	\$	\$	\$	\$	\$ 137,275	\$
NOTE: The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6(c).								
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER								
WASTE CONVERTED AND OTHER BENEFITS					AS ESTIMATED ON SB-1		ACTUAL	
Amount of Solid Waste Converted								
Amount of Hazardous Waste Converted								
Other Benefits:								
SECTION 6 TAXPAYER CERTIFICATION								
I hereby certify that the representations in this statement are true.								
Signature of Authorized Representative 				Title Controller		Date Signed (month, day, year) 3/22/23		

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 and 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 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 reasonable effort to comply, then 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)

May 1, 2023

Attested by:

Designating body

Common Council

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.

Time of hearing

- ☐ 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 Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.



COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R7 / 12-22)

Prescribed by the Department of Local Government Finance

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

FORM CF-1 / PP

20__ Pay 20__

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

SECTION 1 TAXPAYER INFORMATION								
Name of Taxpayer Univertical LLC						County Steuben		
Address of Taxpayer (number and street, city, state, and ZIP code) 203 Weatherhead St, Angola, IN 46703						DLGF Taxing District Number 076-012		
Name of Contact Person Richele Orn				Telephone Number (260) 665-7828		Email Address ron@univertical.com		
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY								
Name of Designating Body City of Angola Common Council				Resolution Number 2016-686		Estimated State Date (month, day, year) 03/08/2016		
Location of Property 203 Weatherhead St, Angola, IN 46703						Actual Start Date (month, day, year) 03/07/2016		
Description of new manufacturing equipment, new research and development equipment, new information technology equipment, or new logistical distribution equipment to be acquired. Chemical Expansion (West End Inside Building) and 2nd Upcaster Line						Estimated Completion Date (month, day, year) 06/30/2017		
						Actual Completion Date (month, day, year) 09/30/2016		
SECTION 3 EMPLOYEES AND SALARIES								
EMPLOYEES AND SALARIES				AS ESTIMATED ON SB-1		ACTUAL		
Current Number of Employees				74		99.5		
Salaries				\$3,968,000		\$6,884,978		
Number of Employees Retained				74		74		
Salaries				\$3,968,000		\$5,609,978		
Number of Additional Employees				7		25.5		
Salaries				\$210,000		\$1,275,000		
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	\$ 9,245,750	\$	\$	\$	\$	\$	\$	\$
Plus: Values of Proposed Project	\$ 1,200,000	\$	\$	\$	\$	\$	\$	\$
Less: Values of Any Property Being Replaced	\$	\$	\$	\$	\$	\$	\$	\$
Net Values Upon Completion of Project	\$ 10,445,750	\$	\$	\$	\$	\$	\$	\$
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project	\$ 9,245,750	\$	\$	\$	\$	\$	\$	\$
Plus: Values of Proposed Project	\$ 880,945	\$	\$	\$	\$	\$	\$	\$
Less: Values of Any Property Being Replaced	\$	\$	\$	\$	\$	\$	\$	\$
Net Values Upon Completion of Project	\$ 10,126,695	\$	\$	\$	\$	\$	\$	\$
NOTE: The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6(c).								
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER								
WASTE CONVERTED AND OTHER BENEFITS				AS ESTIMATED ON SB-1		ACTUAL		
Amount of Solid Waste Converted								
Amount of Hazardous Waste Converted								
Other Benefits:								
SECTION 6 TAXPAYER CERTIFICATION								
I hereby certify that the representations in this statement are true.								
Signature of Authorized Representative <i>Richele Orn</i>				Title Controller		Date Signed (month, day, year) 3/22/23		

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 and 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 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 reasonable effort to comply, then 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) May 1, 2023
Attested by:		Designating body Common Council	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.			
Time of hearing	☐ 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 Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			



COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R7 / 12-22)

Prescribed by the Department of Local Government Finance

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

FORM CF-1 / PP

20__ Pay 20__

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

SECTION 1 TAXPAYER INFORMATION								
Name of Taxpayer Univertical LLC						County Steuben		
Address of Taxpayer (number and street, city, state, and ZIP code) 203 Weatherhead St, Angola, IN 46703						DLGF Taxing District Number 076-012		
Name of Contact Person Richele Orn				Telephone Number (260) 665-7828		Email Address ron@univertical.com		
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY								
Name of Designating Body City of Angola Common Council				Resolution Number 2019-752		Estimated State Date (month, day, year) 04/01/2019		
Location of Property 203 Weatherhead St, Angola, IN 46703						Actual Start Date (month, day, year) 04/01/2019		
Description of new manufacturing equipment, new research and development equipment, new information technology equipment, or new logistical distribution equipment to be acquired. Copper Sulfate Crystal Expansion and automated bagging equipment						Estimated Completion Date (month, day, year) 12/31/2019		
						Actual Completion Date (month, day, year) 09/30/2020		
SECTION 3 EMPLOYEES AND SALARIES								
EMPLOYEES AND SALARIES				AS ESTIMATED ON SB-1			ACTUAL	
Current Number of Employees				75.5			99.5	
Salaries				\$4,793,205			\$6,884,978	
Number of Employees Retained				75.5			75.5	
Salaries				\$4,793,205			\$5,684,978	
Number of Additional Employees				1			24	
Salaries				\$40,000			\$1,200,000	
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	\$ 10,067,290	\$	\$	\$	\$	\$	\$	\$
Plus: Values of Proposed Project	\$ 1,020,000	\$	\$	\$	\$	\$	\$	\$
Less: Values of Any Property Being Replaced	\$	\$	\$	\$	\$	\$	\$	\$
Net Values Upon Completion of Project	\$ 11,087,290	\$	\$	\$	\$	\$	\$	\$
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project	\$ 10,067,290	\$	\$	\$	\$	\$	\$	\$
Plus: Values of Proposed Project	\$ 1,298,751	\$	\$	\$	\$	\$	\$	\$
Less: Values of Any Property Being Replaced	\$	\$	\$	\$	\$	\$	\$	\$
Net Values Upon Completion of Project	\$ 11,366,041	\$	\$	\$	\$	\$	\$	\$
NOTE: The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6(c).								
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER								
WASTE CONVERTED AND OTHER BENEFITS				AS ESTIMATED ON SB-1			ACTUAL	
Amount of Solid Waste Converted								
Amount of Hazardous Waste Converted								
Other Benefits:								
SECTION 6 TAXPAYER CERTIFICATION								
I hereby certify that the representations in this statement are true.								
Signature of Authorized Representative <i>Richele Orn</i>				Title Controller			Date Signed (month, day, year) 3/22/23	

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 and 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 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 reasonable effort to comply, then 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) May 1, 2023	
Attested by:		Designating body Common Council	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.			
Time of hearing	☐ 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 Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			



COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R7 / 12-22)

Prescribed by the Department of Local Government Finance

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

FORM CF-1 / PP

20__ Pay 20__

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

SECTION 1 TAXPAYER INFORMATION								
Name of Taxpayer Univertical LLC						County Steuben		
Address of Taxpayer (number and street, city, state, and ZIP code) 203 Weatherhead St, Angola, IN 46703						DLGF Taxing District Number 076-012		
Name of Contact Person Richele Orn				Telephone Number (260) 665-7828		Email Address rorn@univertical.com		

SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY								
Name of Designating Body City of Angola Common Council				Resolution Number 2019-766		Estimated State Date (month, day, year) 12/01/2019		
Location of Property 203 Weatherhead St, Angola, IN 46703						Actual Start Date (month, day, year) 12/01/2019		
Description of new manufacturing equipment, new research and development equipment, new information technology equipment, or new logistical distribution equipment to be acquired. New manufacturing equipment to improve technology and reduce costs						Estimated Completion Date (month, day, year) 09/30/2022		
						Actual Completion Date (month, day, year) 11/04/2022		

SECTION 3 EMPLOYEES AND SALARIES								
EMPLOYEES AND SALARIES			AS ESTIMATED ON SB-1			ACTUAL		
Current Number of Employees			70			99.5		
Salaries			\$4,750,000			\$6,884,978		
Number of Employees Retained			70			70		
Salaries			\$4,750,000			\$5,409,978		
Number of Additional Employees			2			29.5		
Salaries			\$80,000			\$1,475,000		

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	\$ 10,843,725	\$	\$	\$	\$	\$	\$	\$
Plus: Values of Proposed Project	\$ 4,100,000	\$	\$	\$	\$	\$	\$	\$
Less: Values of Any Property Being Replaced	\$	\$	\$	\$	\$	\$	\$	\$
Net Values Upon Completion of Project	\$ 14,943,725	\$	\$	\$	\$	\$	\$	\$
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project	\$ 10,843,725	\$	\$	\$	\$	\$	\$	\$
Plus: Values of Proposed Project	\$ 8,646,842	\$	\$	\$	\$	\$	\$	\$
Less: Values of Any Property Being Replaced	\$	\$	\$	\$	\$	\$	\$	\$
Net Values Upon Completion of Project	\$ 19,490,567	\$	\$	\$	\$	\$	\$	\$

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

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

SECTION 6 TAXPAYER CERTIFICATION								
I hereby certify that the representations in this statement are true.								
Signature of Authorized Representative <i>Richele Orn</i>				Title Controller			Date Signed (month, day, year) 3/22/23	

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 and 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 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 reasonable effort to comply, then 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) May 1, 2023
Attested by:		Designating body Common Council	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.			
Time of hearing	☐ 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 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 (R5 / 12-21)

Prescribed by the Department of Local Government Finance

20__ PAY 20__

FORM CF-1 / Real Property

PRIVACY NOTICE

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

INSTRUCTIONS:

1. This form does not apply to property located in a residentially distressed area or any deduction for which the Statement of Benefits was approved before July 1, 1991.
2. 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).
3. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
4. 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 16, 2022, 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))
5. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1 TAXPAYER INFORMATION		
Name of taxpayer Univertical LLC	County Steuben	
Address of taxpayer (number and street, city, state, and ZIP code) 203 Weatherhead St, Angola, IN 46703	DLGF taxing district number 076-012	
Name of contact person Richele Orn	Telephone number (260) 665-7828	
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of designating body City of Angola Common Council	Resolution number 2021-798	Estimated start date (month, day, year) 03/01/2021
Location of property 203 Weatherhead St, Angola, IN 46703	Actual start date (month, day, year) 03/01/2021	
Description of real property improvements 15,000 square foot building addition. The addition will include 3 truck loading bays, heating system, fire suppression system, and LED lighting. In addition, a new building tower will be built to support new manufacturing equipment.	Estimated completion date (month, day, year) 06/30/2021	
Actual completion date (month, day, year) 12/31/2021		
SECTION 3 EMPLOYEES AND SALARIES		
EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current number of employees	74	99.5
Salaries	\$4,750,000	\$6,884,978
Number of employees retained	74	74
Salaries	\$4,750,000	\$5,609,978
Number of additional employees	1	25.5
Salaries	\$40,000	\$1,275,000
SECTION 4 COST AND VALUES		
COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values before project	\$4,495,945	
Plus: Values of proposed project	\$1,700,000	
Less: Values of any property being replaced		
Net values upon completion of project	\$6,195,945	
ACTUAL	COST	ASSESSED VALUE
Values before project	\$4,495,945	
Plus: Values of proposed project	\$1,860,767	
Less: Values of any property being replaced		
Net values upon completion of project	\$6,356,712	
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER		
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted		
Amount of hazardous waste converted		
Other benefits:		
SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of authorized representative <i>Richele Orn</i>	Title Controller	Date signed (month, day, year) 3/22/23

**OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)
THAT WAS APPROVED AFTER JUNE 30, 1991**

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 and 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, then 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)

May 1, 2023

Attested by:

Designating body

Common Council

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)

Time of hearing

☐ 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 Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.

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

January 1, 2023 – CF-1/PP Attachment

Section #3 - Employees and Salaries

The taxpayer had a total of 115 employees on December 31, 2022, with salaries of \$6,002,718. They have retained 115 employees with associated salaries of \$6,002,718. The company has hired an additional 5 employees with salaries of \$252,980. The salaries exceed the amounts projected on the SB-1/PP.

These numbers reflect net new jobs and do not include natural employee turnover through resignations, retirement, or terminations. The company had additional wages paid to employees who terminated employment of \$241,353 which are not included in numbers above.

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

The abatement was approved on 10/5/2020. The taxpayer has added \$1,588,948 in taxable personal property since the abatement was approved. This equipment has been included in the pools for tax year 2021, 2022 and 2023. The company has continued to invest in equipment and to seek eligible employees since the approval of the abatement. The company plans to make additional investment during 2023 and continue to add employees.

The project was approved in the last quarter of 2020 and has made good progress through calendar year 2022 through a challenging national business environment.

The project is moving forward as proposed to the Council.



COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R7 / 12-22)

Prescribed by the Department of Local Government Finance

PRIVACY NOTICE

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

FORM CF-1/PP

2023 PAY 2024

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

SECTION 1 TAXPAYER INFORMATION								
Name of taxpayer ANGOLA WIRE PRODUCTS, INC.						County Steuben		
Address of Taxpayer (street and number, city, state and ZIP code) 803 WOHLERT STREET ANGOLA IN 46703						DLGF Taxing District Number 76012		
Name of Contact Person CHRIS HEROEY, CEO				Telephone Number 260-250-2881		Email Address CCHEROY@ANGOLAWIRE.COM		
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY								
Name of Designating Body ANGOLA CITY COUNCIL				Resolution Number 2020-786		Estimated Start Date (month, day, year) 11/01/2020		
Location of Property 803 WOHLERT ST. ANGOLA IN 46703						Actual Start Date (month, day, year) 11/01/2020		
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired. See attached						Estimated Completion Date (month, day, year) 12/31/2022		
						Actual Completion Date (month, day, year) 12/31/2022		
SECTION 3 EMPLOYEES AND SALARIES								
EMPLOYEES AND SALARIES						AS ESTIMATED ON SB-1		ACTUAL
Current Number of Employees						150		115
Salaries						5,000,000		6,002,718
Number of Employees Retained						150		115
Salaries						5,000,000		6,002,718
Number of Additional Employees						5		5
Salaries						150,000		252,980
SECTION 4 COST AND VALUES								
	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project								
Plus: Values of Proposed Project	1,500,000	450,000						
Less: Values of Any Property Being Replaced								
Net Values Upon Completion of Project	1,500,000	450,000						
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project								
Plus: Values of Proposed Project	1,368,116	710,299						
Less: Values of Any Property Being Replaced								
Net Values Upon Completion of Project	1,368,116	710,299						
NOTE: The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6 (c).								
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER								
WASTE CONVERTED AND OTHER BENEFITS						AS ESTIMATED ON SB-1		ACTUAL
Amount of Solid Waste Converted								
Amount of Hazardous Waste Converted								
Other Benefits:								
SECTION 6 TAXPAYER CERTIFICATION								
I hereby certify that the representations in this statement are true.								
Signature of Authorized Representative 				Title CEO		Date Signed (month, day, year) 3/6/23		

Prepared by: RSM US LLP • PO BOX 99, ELKHART, IN 46515-0099 • 574-522-0410

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

Name of taxpayer

ANGOLA WIRE PRODUCTS, INC.

SECTION 2

LOCATION AND DESCRIPTION OF PROPERTY

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

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

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)**INSTRUCTIONS: (IC 6-1.1-12.1-5.9)**

1. Within forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits.
2. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and 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 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 reasonable effort to comply, then 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) May 1, 2023
Attested by:		Designating body Common Council	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.			
Time of hearing	☐ 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 Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.



COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R7 / 12-22)

Prescribed by the Department of Local Government Finance

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

FORM CF-1 / PP

20__ Pay 20__

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

SECTION 1 TAXPAYER INFORMATION								
Name of Taxpayer Precision Edge Surgical Products LLC						County Steuben		
Address of Taxpayer (number and street, city, state, and ZIP code) 1910 N. Wayne Street, Angola, IN 46073						DLGF Taxing District Number 76012		
Name of Contact Person AnnMarieCollins				Telephone Number (214) 244-5442		Email Address acollins@savills.us		
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY								
Name of Designating Body Angola Common Council				Resolution Number 216-687		Estimated State Date (month, day, year) 3-22-16		
Location of Property 1910 N. Wayne Street, Angola, IN 46073				2016		Actual Start Date (month, day, year) 3-22-16		
Description of new manufacturing equipment, new research and development equipment, new information technology equipment, or new logistical distribution equipment to be acquired. 2 CNC GRINDERS, 1 CNC SWISS TURNING CTR 2 HELLCHECK-QC EQUIP						Estimated Completion Date (month, day, year) 6-30-17		
						Actual Completion Date (month, day, year) 6-30-17		
SECTION 3 EMPLOYEES AND SALARIES								
EMPLOYEES AND SALARIES			AS ESTIMATED ON SB-1			ACTUAL		
Current Number of Employees			28			47		
Salaries			1,039,000			2,512,042		
Number of Employees Retained			28			47		
Salaries			1,039,000			2,512,042		
Number of Additional Employees			9			47		
Salaries			316,700			2,512,042		
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	\$	\$	\$	\$	\$	\$	\$	\$
Plus: Values of Proposed Project	\$ 2,560,000	\$	\$	\$	\$	\$	\$	\$
Less: Values of Any Property Being Replaced	\$	\$	\$	\$	\$	\$	\$	\$
Net Values Upon Completion of Project	\$ 2,560,000	\$	\$	\$	\$	\$	\$	\$
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project	\$	\$	\$	\$	\$	\$	\$	\$
Plus: Values of Proposed Project	\$ 2,560,000	\$	\$	\$	\$	\$	\$	\$
Less: Values of Any Property Being Replaced	\$	\$	\$	\$	\$	\$	\$	\$
Net Values Upon Completion of Project	\$ 2,560,000	\$	\$	\$	\$	\$	\$	\$
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.					Title		Date Signed (month, day, year)	
Signature of Authorized Representative 					Finance Director		04/04/2023	

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 and 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 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 reasonable effort to comply, then 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) May 1, 2023	
Attested by:		Designating body Common Council	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.			
Time of hearing	☐ 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 Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			



COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R7 / 12-22)

Prescribed by the Department of Local Government Finance

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

FORM CF-1 / PP

20__ Pay 20__

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

SECTION 1 TAXPAYER INFORMATION								
Name of Taxpayer Precision Edge Surgical Products LLC (Formerly C K Enterprises Inc)						County Steuben		
Address of Taxpayer (number and street, city, state, and ZIP code) 1910 N. Wayne Street, Angola, IN 46703						DLGF Taxing District Number 76012		
Name of Contact Person Ann Marie Collins				Telephone Number (214) 244-5442		Email Address acollins@savills.us		
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY								
Name of Designating Body Angola Common Council				Resolution Number 218-726		Estimated State Date (month, day, year) 2-25-18		
Location of Property 1910 N. Wayne Street, Angola, IN 46703				2018		Actual Start Date (month, day, year) 2-25-18		
Description of new manufacturing equipment, new research and development equipment, new information technology equipment, or new logistical distribution equipment to be acquired. MANUFACTURING & IT EQUIP CNC SWISS LATHE CNC STAR GRINDERS QC						Estimated Completion Date (month, day, year) 12-31-18		
						Actual Completion Date (month, day, year) 12-31-18		
SECTION 3 EMPLOYEES AND SALARIES								
EMPLOYEES AND SALARIES			AS ESTIMATED ON SB-1			ACTUAL		
Current Number of Employees			38			47		
Salaries			1356600			2,512,042		
Number of Employees Retained			38			47		
Salaries			1356600			2,512,042		
Number of Additional Employees			9			47		
Salaries			316700			2,512,042		
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	\$ 2579628	\$ 922843	\$	\$	\$	\$	\$	\$
Plus: Values of Proposed Project	\$ 2660000	\$ 922843	\$	\$	\$	\$	\$ 6800	\$ 6800
Less: Values of Any Property Being Replaced	\$	\$	\$	\$	\$	\$	\$	\$
Net Values Upon Completion of Project	\$	\$	\$	\$	\$	\$	\$	\$
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project	\$	\$	\$	\$	\$	\$	\$	\$
Plus: Values of Proposed Project	\$	\$	\$	\$	\$	\$	\$	\$
Less: Values of Any Property Being Replaced	\$	\$	\$	\$	\$	\$	\$	\$
Net Values Upon Completion of Project	\$	\$	\$	\$	\$	\$	\$	\$
NOTE: The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6(c).								
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER								
WASTE CONVERTED AND OTHER BENEFITS					AS ESTIMATED ON SB-1		ACTUAL	
Amount of Solid Waste Converted								
Amount of Hazardous Waste Converted								
Other Benefits:								
SECTION 6 TAXPAYER CERTIFICATION								
I hereby certify that the representations in this statement are true.								
Signature of Authorized Representative 				Title Finance Director			Date Signed (month, day, year) 04/04/2023	

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 and 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 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 reasonable effort to comply, then 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)

May 1, 2023

Attested by:

Designating body

Common Council

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.

Time of hearing

- ☐ 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 Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.



COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R7 / 12-22)

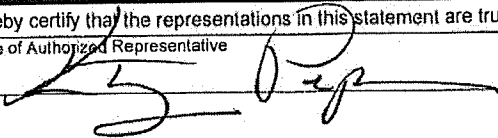
Prescribed by the Department of Local Government Finance

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

FORM CF-1 / PP

20__ Pay 20__

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

SECTION 1		TAXPAYER INFORMATION						
Name of Taxpayer Precision Edge Surgical Products LLC (Formerly C K Enterprises Inc)		County Steuben						
Address of Taxpayer (number and street, city, state, and ZIP code) 1910 N. Wayne Street, Angola, IN 46703		DLGF Taxing District Number 76012						
Name of Contact Person Ann Marie Collins	Telephone Number (214) 244-5442	Email Address acollins@savills.us						
SECTION 2		LOCATION AND DESCRIPTION OF PROPERTY						
Name of Designating Body Angola Common Council		Resolution Number 2019-760	Estimated State Date (month, day, year) 6-1-19					
Location of Property 1910 N. Wayne Street, Angola, IN 46703		Actual Start Date (month, day, year) 6-1-19						
Description of new manufacturing equipment, new research and development equipment, new information technology equipment, or new logistical distribution equipment to be acquired. MANUFACTURING QC R&D DISTRIBUTION & IT EQUIP (SEE SCHEDULE		Estimated Completion Date (month, day, year) 12-31-19						
		Actual Completion Date (month, day, year) 12-31-19						
SECTION 3		EMPLOYEES AND SALARIES						
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL					
Current Number of Employees	49	47						
Salaries	2,256,800	2,512,042						
Number of Employees Retained	49	47						
Salaries	2,256,800	2,512,042						
Number of Additional Employees	9	47						
Salaries	316,700	2,512,042						
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	\$	\$	\$	\$	\$	\$	\$	\$
Plus: Values of Proposed Project	\$ 1034053	\$ 1034053	\$ 330748	\$ 330748	\$ 115000	\$ 115000	\$ 20000	\$ 20000
Less: Values of Any Property Being Replaced	\$	\$	\$	\$	\$	\$	\$	\$
Net Values Upon Completion of Project	\$ 1034053	\$ 1034053	\$ 330748	\$ 330748	\$ 115000	\$ 115000	\$ 20000	\$ 20000
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project	\$	\$	\$	\$	\$	\$	\$	\$
Plus: Values of Proposed Project	\$	\$	\$	\$	\$	\$	\$	\$
Less: Values of Any Property Being Replaced	\$	\$	\$	\$	\$	\$	\$	\$
Net Values Upon Completion of Project	\$	\$	\$	\$	\$	\$	\$	\$
NOTE: The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6(c).								
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER						
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL					
Amount of Solid Waste Converted								
Amount of Hazardous Waste Converted								
Other Benefits:								
SECTION 6		TAXPAYER CERTIFICATION						
I hereby certify that the representations in this statement are true.								
Signature of Authorized Representative 		Title Finance Director	Date Signed (month, day, year) 04/05/2023					

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 and 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 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 reasonable effort to comply, then 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) May 1, 2023	
Attested by:		Designating body Common Council	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.			
Time of hearing	☐ 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 Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.



COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R7 / 12-22)

Prescribed by the Department of Local Government Finance

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

FORM CF-1 / PP

20__ Pay 20__

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

SECTION 1 TAXPAYER INFORMATION								
Name of Taxpayer Precision Edge Surgical Products LLC						County Steuben		
Address of Taxpayer (number and street, city, state, and ZIP code) 1910 N. Wayne Street, Angola, IN 46703						DLGF Taxing District Number 76012		
Name of Contact Person Ann Marie Collins				Telephone Number (214) 244-5442		Email Address acollins@savills.us		
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY								
Name of Designating Body Angola Common Council				Resolution Number 2022-8365		Estimated State Date (month, day, year) 9-20-22		
Location of Property 1910 N. Wayne Street, Angola, IN 46703						Actual Start Date (month, day, year) 9-20-22		
Description of new manufacturing equipment, new research and development equipment, new information technology equipment, or new logistical distribution equipment to be acquired.						Estimated Completion Date (month, day, year) 12-31-22		
						Actual Completion Date (month, day, year) 12-31-22		
SECTION 3 EMPLOYEES AND SALARIES								
EMPLOYEES AND SALARIES			AS ESTIMATED ON SB-1			ACTUAL		
Current Number of Employees			39			47		
Salaries			1970007			2,512,042		
Number of Employees Retained			39			47		
Salaries			1970007			2,512,042		
Number of Additional Employees						47		
Salaries						2,512,042		
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	\$	\$	\$	\$	\$	\$	\$	\$
Plus: Values of Proposed Project	\$ 940000	\$	\$	\$	\$	\$	\$	\$
Less: Values of Any Property Being Replaced	\$	\$	\$	\$	\$	\$	\$	\$
Net Values Upon Completion of Project	\$ 940000	\$	\$	\$	\$	\$	\$	\$
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values Before Project	\$	\$	\$	\$	\$	\$	\$	\$
Plus: Values of Proposed Project	\$	\$	\$	\$	\$	\$	\$	\$
Less: Values of Any Property Being Replaced	\$	\$	\$	\$	\$	\$	\$	\$
Net Values Upon Completion of Project	\$	\$	\$	\$	\$	\$	\$	\$
NOTE: The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6(c).								
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER								
WASTE CONVERTED AND OTHER BENEFITS					AS ESTIMATED ON SB-1		ACTUAL	
Amount of Solid Waste Converted								
Amount of Hazardous Waste Converted								
Other Benefits:								
SECTION 6 TAXPAYER CERTIFICATION								
I hereby certify that the representations in this statement are true.					Title		Date Signed (month, day, year)	
Signature of Authorized Representative 					Finance Director		04/04/2023	

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 and 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 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 reasonable effort to comply, then 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) May 1, 2023
Attested by:		Designating body Common Council	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.			
Time of hearing	☐ 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 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 51768 (R5 / 12-21)

Prescribed by the Department of Local Government Finance

20__ PAY 20__

FORM CF-1 / Real Property

PRIVACY NOTICE

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

INSTRUCTIONS:

1. This form does not apply to property located in a residentially distressed area or any deduction for which the Statement of Benefits was approved before July 1, 1991.
2. 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).
3. This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.
4. 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 16, 2022, 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))
5. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).

SECTION 1		TAXPAYER INFORMATION	
Name of taxpayer	Precision Edge Surgical Products LLC	County	Steuben
Address of taxpayer (number and street, city, state, and ZIP code)	1910 N. Wayne Street, Angola, IN 46703	DLGF taxing district number	76012
Name of contact person	Ann Marie Collins	Telephone number	(214) 244-5442
SECTION 2		LOCATION AND DESCRIPTION OF PROPERTY	
Name of designating body	Angola Common Council	Resolution number	2022-836
Location of property	1910 N. Wayne Street, Angola, IN 46703	Estimated start date (month, day, year)	9-20-22
Description of real property improvements		Actual start date (month, day, year)	9-20-22
		Estimated completion date (month, day, year)	12-31-22
		Actual completion date (month, day, year)	12-31-22
SECTION 3		EMPLOYEES AND SALARIES	
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		39	47
Salaries		1,970,007	2,512,042
Number of employees retained		39	47
Salaries		1,970,007	2,512,042
Number of additional employees			47
Salaries			2,512,042
SECTION 4		COST AND VALUES	
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	
Values before project			
Plus: Values of proposed project	250,000	250,000	
Less: Values of any property being replaced			
Net values upon completion of project	250,000	250,000	
ACTUAL	COST	ASSESSED VALUE	
Values before project			
Plus: Values of proposed project	69,585	69,585	
Less: Values of any property being replaced			
Net values upon completion of project	69,585	69,585	
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER	
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted			
Amount of hazardous waste converted			
Other benefits:			
SECTION 6		TAXPAYER CERTIFICATION	
I hereby certify that the representations in this statement are true.			
Signature of authorized representative		Title	Date signed (month, day, year)
		FINANCE DIRECTOR	4-10-2023

**OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)
THAT WAS APPROVED AFTER JUNE 30, 1991**

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 and 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, then 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)
May 1, 2023

Attested by:

Designating body
Common Council

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)

Time of hearing ☐ 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 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.