

1<sup>st</sup> Reading 12/19/2023  
2<sup>nd</sup> Reading 01/02/2024

Received electronically 12/12/2023

**RESOLUTION 15-2023**

**RESOLUTION QUALIFYING  
EQUIPMENT FOR PROPERTY TAX PHASE-IN**

**Summary**

The attached resolution grants tax phase-in to **AUBURN GEAR, LLC** for certain manufacturing equipment and information technology (IT) equipment (hereinafter collectively called "equipment".)

The attached resolution establishes that certain equipment is to be installed within an economic revitalization area.

Further, the resolution allows for **AUBURN GEAR, LLC** to receive tax phase-in as follows:

Five (5) years for manufacturing equipment with an approximate cost of \$7,390,038.00 and approximate assessed value of \$4,458,814.00.

The five (5) year phase-in shall be as follows:

- Year 1: 100% of the value of new manufacturing equipment shall be exempt from taxation.
- Year 2: 95% of the value of new manufacturing equipment shall be exempt from taxation.
- Year 3: 80% of the value of new manufacturing equipment shall be exempt from taxation.
- Year 4: 60% of the value of new manufacturing equipment shall be exempt from taxation.
- Year 5: 50% of the value of new manufacturing equipment shall be exempt from taxation.

No further exemptions shall be available after year five (5) for the new manufacturing equipment.

Five (5) years for new information technology (IT) equipment with an approximate cost of \$235,000.00 and approximate assessed value of \$ 94,000.00.

- Year 1: 100% of the value of new IT equipment shall be exempt from taxation.
- Year 2: 95% of the value of new IT equipment shall be exempt from taxation.
- Year 3: 80% of the value of new IT equipment shall be exempt from taxation.
- Year 4: 60% of the value of new IT equipment shall be exempt from taxation.
- Year 5: 50% of the value of new IT equipment shall be exempt from taxation.

No further exemptions shall be available after year five (5) for the new IT equipment.

The resolution also sets forth that the Clerk-Treasurer will file a certified copy of this same resolution with the appropriate County Offices of DeKalb County, Indiana.

_____ Recorder's Office	_____ x _____ Publish Public Hearing
_____ Auditor's Office or	_____ 1/2/2024 @ 6PM _____
_____ Clerk's Office or	_____ x _____ Publish O/R after adoption
_____ x _____ Other: Assessor or	_____

\_\_\_\_\_  
\_\_\_\_\_

**RESOLUTION 15-2023**

**RESOLUTION QUALIFYING  
NEW EQUIPMENT FOR PROPERTY TAX PHASE-IN**

*WHEREAS*, the Common Council of the City of Auburn, Indiana, has approved of economic revitalization and tax phase-in pursuant to the provisions of Indiana Code I.C. 6-1.1-12.1 et seq. and has enacted ordinance number 86-22 to implement economic revitalization and tax phase-in pursuant to this statute; and

*WEHREAS*, the Common Council, the City of Auburn and the Governing Bodies herein have made a declaratory resolution and ordinance declaring certain areas of the City of Auburn to be eligible for the Property Tax Phase-In and for the incremental phasing in of said taxes and tax deductions associated with the applicable Indiana Code herein for the new equipment and the new information technology equipment; and

*WHEREAS*, **AUBURN GEAR, LLC** has filed an application for tax phase-in for new manufacturing equipment pursuant to said statute and ordinance which application was filed on December 7, 2023.

*WHEREAS*, said application has been reviewed by the Committee of the Common Council with a do-pass recommendation and the applicant has paid the required filing fees;

*WHEREAS*, the City of Auburn, Indiana Common Council hereby grants tax phase-in to **AUBURN GEAR, LLC** for certain equipment located on certain real estate within the City of Auburn, Indiana. The real estate is located at 400 East Auburn Drive, and located in the City of Auburn, County of DeKalb and State of Indiana.

This resolution establishes that certain equipment, **which includes new manufacturing equipment and new IT equipment** is to be installed or located within an economic revitalization area.

Further, the resolution allows for **AUBURN GEAR, LLC** to receive tax phase-in as follows:

Five (5) years for manufacturing equipment with an approximate cost of \$7,390,038.00 and approximate assessed value of \$4,458,814.00.

The five (5) year phase-in shall be as follows:

- Year 1: 100% of the value of new manufacturing equipment shall be exempt from taxation.
- Year 2: 95% of the value of new manufacturing equipment shall be exempt from taxation.
- Year 3: 80% of the value of new manufacturing equipment shall be exempt from taxation.
- Year 4: 60% of the value of new manufacturing equipment shall be exempt from taxation.
- Year 5: 50% of the value of new manufacturing equipment shall be exempt from taxation.

No further exemptions shall be available after year five (5) for the new manufacturing equipment.

Five (5) years for new information technology (IT) equipment with an approximate cost of \$235,000.00 and approximate assessed value of \$ 94,000.00.

- Year 1: 100% of the value of new IT equipment shall be exempt from taxation.
- Year 2: 95% of the value of new IT equipment shall be exempt from taxation.
- Year 3: 80% of the value of new IT equipment shall be exempt from taxation.
- Year 4: 60% of the value of new IT equipment shall be exempt from taxation.
- Year 5: 50% of the value of new IT equipment shall be exempt from taxation.

No further exemptions shall be available after year five (5) for the new IT equipment.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF AUBURN, DEKALB COUNTY, INDIANA, THAT:**

1. The Auburn Committee on Tax Phase-In, by unanimous vote, recommended and made a declaration to be incorporated by the Council that a five (5) year Tax Phase-In be implemented for Auburn Gear, LLC based upon the Tax-

Phase-In Worksheet which is a declaration for the findings that are further adopted herein.

2. The Auburn Committee on Tax Phase-In made said findings and adopted said recommendation by a unanimous vote on Thursday, December 7, 2023, at a Public Meeting of the Committee at the Auburn Common Council Chambers. At said time, Auburn Gear, LLC made a presentation and presented evidence to support the declaration and the confirmation of the Tax Phase- In, the economic benefits associated therewith, and the advantages that will result upon passage of the same.
3. AREA INCLUDED IN ECONOMIC REVITALIZATION AREA: It is hereby declared and confirmed that the following described real estate, situate in DeKalb County, State of Indiana, to-wit:

**THE REAL ESTATE UPON WHICH AUBURN GEAR OPERATES AND UPON WHICH THE PROPERTY OWNED BY AUBURN GEAR, LLC IS TITLED IN THE NAME OF VERDI PROPERTY, LLC PRESENTLY AND COMMONLY KNOWN AS 400 E. AUBURN DRIVE, AUBURN, INDIANA 46706 IS LEGALLY DESCRIBED ON THE ATTACHED EXHIBIT "A"**

is hereby declared an "economic revitalization area" as that phrase is used and defined in the above cited statute and ordinance, in that the subject real estate has been "undesirable for, or impossible of, normal development and occupancy" inasmuch as the land has been underutilized and void of development, which factors have impaired values and prevented an efficient normal use of the subject property. In the alternative, the area described above is within the corporate limits of the City of Auburn, Indiana, and has become

undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors which have impaired values or prevent a normal development of property or use of property. The Term 'Economic Revitalization Area' also includes: Any area where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues. As a result of the faced pace of industry and the need to operate more efficiently and productively, it is hereby established that new equipment for manufacturing and /or for new information technology equipment is needed.

4. **FINDINGS** It is hereby found:

- a. That the Auburn Comon Council has established an Ordinance that previously placed this area in an economic revitalization area, and thereafter the Common Council in passing this Resolution, now confirms that the area in question herein is in an economic revitalization area and this Resolution confirms the same.
- b. The estimate of the value of the redevelopment or rehabilitation is reasonable for the projects of that nature.
- c. The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed described redevelopment or rehabilitation.

- d. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed described redevelopment or rehabilitation.
- e. There are other benefits about which information was requested and those benefits can be reasonably expected to result from the proposed described redevelopment or rehabilitation.
- f. The totality of benefits is sufficient to justify the deduction.

5. **NEW MANUFACTURING EQUIPMENT IS ELIGIBLE** That the Common Council of the City of Auburn hereby resolves and declares that the manufacturing equipment described in the Statement of Benefits, Form SB-1, be hereafter eligible for property tax phase-in pursuant to the provisions of the above statute and ordinance. That the Common Council of the City of Auburn, Indiana, finds that the equipment described in the application with an approximate assessed cost of \$7,390,038.00 and an approximate assessed value of \$4,458,814.00 is dedicated or use as new manufacturing equipment.

The five (5) year phase-in shall be as follows:

- Year 1: 100% of the value of new equipment shall be exempt from taxation.
- Year 2: 95% of the value of new equipment shall be exempt from taxation.
- Year 3: 80% of the value of new equipment shall be exempt from taxation.
- Year 4: 60% of the value of new equipment shall be exempt from taxation.
- Year 5: 50% of the value of new equipment shall be exempt from taxation.

No further exemptions shall be available after year five (5) for the new equipment.

6. **NEW INFORMATION TECHNOLOGY EQUIPMENT IS ELIGIBLE.**

That the Common Council of the City of Auburn hereby resolves and declares that the information technology (IT) equipment described in the Statement of Benefits, Form SB-1, be hereafter eligible for property tax phase-in pursuant to the provisions of the above statute and ordinance. That the Common Council of the City of Auburn, Indiana, finds that the new information technology (IT) equipment described in the application with an approximate assessed cost of \$235,000.00 and an approximate assessed value of \$94,000.00 is dedicated or use as new information technology (IT) equipment.

The five-year phase-in shall be as follows:

- Year 1: 100% of the value of new IT equipment shall be exempt from taxation.
- Year 2: 95% of the value of new IT equipment shall be exempt from taxation.
- Year 3: 80% of the value of new IT equipment shall be exempt from taxation.
- Year 4: 60% of the value of new IT equipment shall be exempt from taxation.
- Year 5: 50% of the value of new IT equipment shall be exempt from taxation.

No further exemptions shall be available after year five (5) for the new IT equipment.

7. **EFFECTIVE DATE** This resolution shall be effective upon its passage subject to the notice and hearing provisions of Indiana Code I.C. 6-1.1-12.1-2.5. The tax phase-in shall be effective from and after the date the Statement of Benefits was filed, which was November 16, 2023. The hearing contemplated by said statute was held at the time and the place designated for a regular meeting of the Common Council of the City of Auburn, Indiana, on **Tuesday, January 2, 2024**, at the City Hall Council Chambers, 210 East 9<sup>th</sup> Street in Auburn, Indiana, at **6:00 p.m.** At such meeting the Common Council, held a public hearing, confirmed the enabling ordinance, and the declaratory resolution herein, and took final action in determining whether the

- qualifications for new manufacturing equipment have been met and the Common Council will then confirm, modify, or rescind this original resolution. Such determination and final action by the Council shall be binding upon all affected parties, subject to the appeal procedures contemplated by Indiana Code I.C. 6-1.1-12.1-1, et seq. as amended from time to time.
8. The Real Estate set forth herein has been declared and designated to be an “economic revitalization area” as that term is defined in Ind. Code § 6-1.1-12.1-1 as amended from time to time.
  9. Deductions from the assessed value of new manufacturing equipment installed in the economic revitalization area established by this Resolution within four (4) years of this Resolution, shall be allowed over a five (5) year deduction period as determined as applicable by the City of Auburn and the DeKalb County governing authorities.
  10. Deductions from the assessed value of new information technology equipment installed in the economic revitalization area established by this Resolution within four (4) years of the date of this Resolution, shall be allowed over a five (5) year deduction period as determined as applicable by the City of Auburn and the DeKalb County governing authorities.
  11. The statement of benefits submitted by the Company on **November 16, 2023**, should be and is hereby approved.
  12. For the Statement of Benefits submitted by the Company for the installation of manufacturing equipment, equipment, the Common Council makes the following findings of fact pursuant to Ind. Code § 6-1.1-12.1-4.5(c).



13. The estimate of the cost of the manufacturing equipment is reasonable for equipment of that type.
14. The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the installation of manufacturing equipment.
15. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed installation of manufacturing equipment.
16. Other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed installation of manufacturing equipment.
17. The Common Council hereby finds and declares that:
  - a. Deductions from the assessed value of new manufacturing equipment installed in the economic revitalization area established by this Resolution within four (4) years of this Resolution, shall be allowed over a five (5) year deduction period as determined as applicable by the City of Auburn and the DeKalb County governing authorities.
  - b. Deductions from the assessed value of new information technology equipment installed in the economic revitalization area established by this Resolution within four (4) years of the date of this Resolution, shall be allowed over a five (5) year deduction period as determined as applicable by the City of Auburn and the DeKalb County governing authorities.

**BE IT RESOLVED** by the Common Council, the Company's request for the adoption of the Waiver pursuant to Ind. Code § 6 1.1 12.1 11.3 regarding the requirement that Statements of Benefits be filed before the initiation of the installation of new equipment for which a person desires to claim a deduction under Ind. Code § 6 1.1 12.1 should be considered by the Common Council at a public hearing.

18. **BE IT ALSO RESOLVED** by the Common Council, that there shall be published notice of the adoption and substance of this Resolution in accordance with Ind. Code § 5 3 1, which notice shall name a date for the public hearing on the approval of the Statement of Benefits, and the request for adoption of the Waiver, and that at the conclusion of said public hearing the Common Council may take final action on said matters.

19. **PHASE-IN PERIOD** That the Common Council of the City of Auburn further resolves and declares that the application shall receive tax phase-in for new manufacturing equipment for five (5) years. That the Common Council of the City of Auburn further resolves and declares that the application shall receive tax phase-in for new information technology equipment for five (5) years. Should this Auburn facility of the applicant close and/or cease operations during the phase-in period any phase-in of taxes gained by this resolution ceases and applicant will immediately pay back any and all taxes abated by this resolution. By accepting tax phase-in, applicant hereby agrees to be bound by the terms hereof.

20. **ON SITE INSPECTION** Upon installation of the new equipment that is to receive tax phase-in the recipient shall notify the Clerk-Treasurer of the City of Auburn of the

installation. Thereafter the recipient shall allow the City to inspect the equipment to ensure compliance on an annual basis throughout the period of phase-in.

21. **FILING WITH DEKALB COUNTY AUTHORITIES** Upon the adoption of this resolution the Clerk-Treasurer of the City of Auburn, Indiana, shall cause a certified copy of this resolution to be filed with the appropriate County Offices of DeKalb County, Indiana.

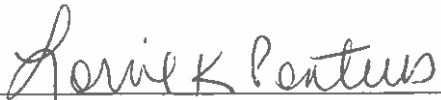
**ADOPTED BY THE COMMON COUNCIL OF THE CITY OF AUBURN, INDIANA,**  
ON THE 2<sup>nd</sup> DAY OF January, 2024.

  
\_\_\_\_\_  
COUNCIL MEMBER  
CHAIR ORDINANCE COMMITTEE

**ATTEST:**

  
\_\_\_\_\_  
Clerk-Treasurer, City of Auburn, Indiana

Presented by me to the Mayor of the City of Auburn, Indiana, this 2<sup>nd</sup> day of January, 2024.

  
Clerk-Treasurer

**APPROVED AND SIGNED** by me this 2<sup>nd</sup> day of January, 2024.

  
MAYOR, CITY OF AUBURN, INDIANA

**VOTING:**

**AYE**

**NAY**

Natalie DeWitt



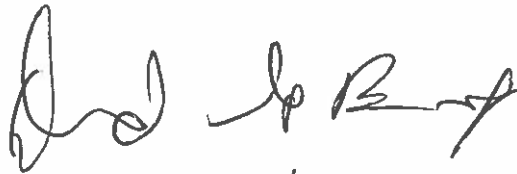
James Finchum

Rod Williams

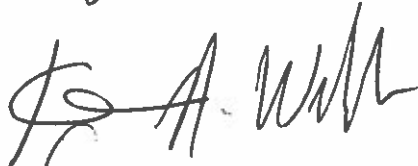


Dan Braun

Dave Bundy



Kevin Webb



Emily Prosser



City Attorney/12/12/23

**Exhibit “A”**

**The real estate associated with Auburn Gear, LLC and the location of the equipment and the information technology equipment is at a property that is titled in the name of Verdi Property, LLC, a Michigan Limited Liability Company.**

And known as being a part of the Southwest Quarter of Section 32, Township 34 North, Range 13 East, together with part of the North Fractional Half of the Northwest Quarter of Section 5, Township 33 North, Range 13 East, all being in DeKalb County, Indiana, more particularly described as follows, to-wit:

Beginning at the Southeast corner of the Southwest Quarter of said Section 32;

Thence North 01 deg. 25’ 40” East, on and along the East line of said Southwest Quarter, being also the West line of Woodlawn Cemetery, a distance of 1188.8 feet (recorded 1189.32 feet) to the South line of Eckhart Park;

Thence South 89 deg. 31’ 30” West, on and along said South line, a distance of 675.7 feet to the Southwest corner of said Eckhart Park;

Thence North 00 deg. 24’ East, on and along the West line of said Eckhart Park, being also the Southerly projection of the Westerly right-of-way line of Cedar Street, a distance of 232.4 feet to the Southeast corner of a tract of land conveyed to the City of Auburn, as recorded in Deed Record 134, pages 311 and 312 in the Office of the Recorder of DeKalb County, Indiana;

Thence South 64 deg. 31’ West, on and along the Southerly line of said City of Auburn Tract, a distance of 283.4 feet (recorded 287 feet) to the Southwest corner of said City of Auburn Tract, being a point on the Northeasterly line of a tract of land conveyed to Abe Kigel and Gene B. Laxer as recorded in Deed Record 146, Pages 292-295 in the Office of said Recorder;

Thence South 25 deg. 31’ East, on and along said Northeasterly line, a distance of 193.2 feet to the point of intersection with the centerline of Cedar Creek;

Thence South 49 deg. 05’ 30” West, on and along the centerline of said Cedar Creek, a distance of 251.7 feet;

Thence South 43 deg. 40’ West, continuing along said centerline, a distance of 216.7 feet;

Thence South 63 deg. 03’ West, continuing along said centerline, a distance of 69.3 feet;

Thence South 31 deg. 04’ West, continuing along said centerline, a distance of 112.2 feet;

Thence South 23 deg. 55’ West, continuing along said centerline, a distance of 272.7 feet;

Thence South 13 deg. 27' West, continuing along said centerline, a distance of 432.5 feet, to the point of intersection with the South line of said Southwest Quarter;

Thence South 14 deg. 27' 30" West, continuing along said centerline, a distance of 337.8 feet;

Thence South 09 deg. 11' West, continuing along said centerline, a distance of 210.5 feet to the Northwest corner of a tract of land conveyed to Auburn Foundry, Inc. as recorded in Deed Record 153, Page 383 in the Office of the Recorder of DeKalb County, Indiana;

Thence South 87 deg. 43' East, on and along the North line of said Auburn Foundry tract being established by Deeded bearing, a distance of 1308.8 feet (recorded 1311.8 feet) to the Northeast corner of said Auburn Foundry tract;

Thence North 00 deg. 21' West, a distance of 587.0 feet to a point on the North line of the North Fractional Half of the Northwest Quarter of said Section 5, being also on the South line of the Southwest Quarter of Section 32;

Thence North 90 deg. 00' East, on and along said South line, a distance of 301.4 feet to the point of beginning.

EXCEPT:

A part of the Northwest Quarter (1/4) of Section Five (5), Township Thirty-three (33) North, Range Thirteen (13) East, Second Principal Meridian, Jackson Civil Township, DeKalb County, Indiana, and being more particularly described as follows:

Commencing at the Southeast corner of the Southwest Quarter (1/4) of Section Thirty-two (32), Township Thirty-four (34) North, Range Thirteen (13) East, Second Principal Meridian, marked by a 1 inch rebar;

Thence North 89 deg. 51' 21" West (assumed bearing and basis of all bearings to follow in this description) 301.40 feet on and along the South line of the Southwest Quarter (1/4) of said Section 32 to an interior Southeast corner of a tract of real estate to George E. Callas described in the DeKalb County, Indiana Recorder's Office in Deed Record 177, Page 149, said corner marked by a 5/8 inch diameter rebar, said corner also being the true point of beginning of this description;

Thence continuing North 89 deg. 51' 21" West, 1185.49 feet on and along the South line of the Southwest Quarter (1/4) of said Section 32 to the existing centerline of Cedar Creek regulated Dain No. 470-00-0;

Thence South 14 deg. 27' 30" West, 213.74 feet on and along said existing centerline of Cedar Creek;

Thence South 06 deg. 40' 08" West, 183.74 feet continuing on and along said existing centerline of Cedar Creek to the Northwest corner of a tract of real estate to Auburn Foundry, Inc. described in said Recorder's Office in Deed Record 199, Page 162; Thence South 87 deg. 43' 00" East, 1263.86 on and along the North line of said Auburn Foundry tract and on and along the North line of a second tract of real estate to Auburn Foundry, Inc. described in said Recorder's Office in Deed Record 225, Page 214 to a Southeast corner of said Callas tract, marked by a 5/8 inch rebar;

Thence North 00 deg. 21' 00" West, 436.84 feet on and along the East line of said Callas tract to the point of beginning.

EXCEPT:

Part of the fractional Northwest Quarter of Section 5, Township 33 North, Range 13 East, Jackson Civil Township, DeKalb County, Indiana, more particularly described as follows:

Beginning at a Jackstand Pipe that is recorded to be 301.40 feet West and 587.00 feet South of the Southeast Corner of the Southwest Quarter of Section 32 in Township 34 North, Range 13 East, Jackson Civil Township, said DeKalb County;

Thence North 87 deg. 43' 00" West (Recorded and base bearing), a distance of 189.52 feet;

Thence North 69 deg. 18' 50" West, a distance of 475.14 feet;

Thence South 87 deg. 43' 00" East, a distance of 633.17 feet to a 5/8 inch rebar in an existing fence line;

Thence South 00 deg. 24' 40" East, a distance of 150.17 feet back to the Point of Beginning.

EXCEPT:

Part of the North Fractional Half of the Northwest Quarter of Section 5, Township 33 North, Range 13 East, DeKalb County, Indiana, described as follows:

Commencing at a point 301.4 feet West and 587 feet South of the Southeast corner of the Southwest Quarter of Section 32, Township 34 North, Range 13 East, DeKalb County;

Thence North 87 deg. 43' 00" West (assumed bearing) 189.52 feet to the point of beginning;

Thence continuing North 87 deg. 43' 00" West 1112.0 feet to the center line of Cedar Creek;

Thence North 13 deg. 52' 20" East, along said centerline, 153.12 feet;

Thence South 87 deg. 43' 00" East 630.40 feet;

Thence South 69 deg. 18' 50" East 475.14 feet to the point of beginning.

EXCEPTING:

A part of the Southwest Quarter of Section 32, Township 34 North, Range 13 East, DeKalb County, Indiana, and being that part of the grantor's land lying within the right-of-way lines depicted on the attached Right-of-Way Parcel Plat, marked Exhibit "B" described as follows:

Commencing at the Southeast corner of Southwest Quarter said Section 32;

Thence South 89 deg. 55' 50" West (All bearings based on bearing system for Project No. STP-3070(5) for City of Auburn), 358.646 meters (1176.66 feet) along the South line of said quarter section to the point of beginning of this description;

Thence continuing South 89 deg. 55' 50" West, 96.947 meters (318.07 feet) along said South line of the West line of the grantor's land;

Thence North 13 deg. 27' 00" East, 4.162 meters (16.65 feet) along the West line of the grantor's land to a point on proposed right-of-way for Project No. STP-30701(5);

Thence the following Two calls on said proposed right-of-way;

Thence North 90 deg. 00' 00" East, 60.979 meters (200.06 feet);

Thence South 83 deg. 35' 34" East 35.220 meters (115.55 feet) to the point of beginning of this description;

EXCEPTION:

A part of the Southwest Quarter of Section 32, Township 34 North, Range 13 East, DeKalb County, Indiana and being that part of the grantor's land lying within the right-of-way lines depicted on the attached Right-of-Way Parcel Plat, marked as Exhibit "B" described as follows:

Commencing at the Southeast Corner of the Southwest Quarter said Section 32, and the point of beginning of this description;

Thence South 89 deg. 55' 50" West (All bearings based on bearing system for Project No. STP-3070(5) for City of Auburn), 178.646 meters (586.11 feet) along the South line of said quarter section to a point on proposed right-of-way for Project No. STP-3070(5);

Thence the following Two calls on said proposed right-of-way;

Thence North 87 deg. 17' 19" East, 99.612 meters (326.81 feet);



Thence North 90 deg. 00' 00" East, 79.141 meters (259.65 feet) to the East line of the grantor's land;

Thence South 0 deg. 03' 32" East, 4.496 meters (14.75 feet) along said East line of the point of beginning of this description.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED REAL ESTATE, TO-WIT:

A PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 34 NORTH, RANGE 13 EAST, IN DEKALB COUNTY, INDIANA, AND BEING A PORTION OF THE LANDS OF VERDI PROPERTY, LLC AS RECORDED IN DOCUMENT NUMBER 201001803 WITHIN THE OFFICE OF THE RECORDER OF DEKALB COUNTY, INDIANA, SURVEYED BY TODD R. BAUER LICENSE NUMBER 29800007 OF FORESIGHT CONSULTING, LLC AS PROJECT NUMBER 202840, DATED NOVEMBER 18TH, 2020 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A HARRISON MONUMENT MARKING THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE NORTH 00 DEGREES 18 MINUTES 02 SECONDS WEST (INDIANA STATE PLANE EAST GRID BEARINGS AND BASIS OF BEARINGS TO FOLLOW) ON AND ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1188.57 FEET TO THE SOUTHEAST CORNER OF THE LAND OF THE CITY OF AUBURN AS RECORDED IN DEED RECORD 58 PAGE 131 BEING ONE AND THE SAME AS THE NORTHEAST CORNER OF SAID LANDS OF VERDI AND BEING MARKED BY A 3" DIAMETER STEEL POST; THENCE SOUTH 87 DEGREES 44 MINUTES 00 SECONDS WEST ON AND ALONG THE NORTH LINE OF SAID LANDS OF VERDI AND THE SOUTH LINE OF SAID LANDS OF CITY OF AUBURN, A DISTANCE OF 675.03 FEET TO THE SOUTHWEST CORNER OF SAID LAND OF CITY OF AUBURN; THENCE NORTH 01 DEGREES 49 MINUTES 52 SECONDS WEST ON AND ALONG THE WEST LINE OF SAID LANDS OF AUBURN, A DISTANCE OF 77.75 FEET, MORE OR LESS, TO A POINT ON THE APPROXIMATE CENTERLINE OF CEDAR CREEK, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED REAL ESTATE; THENCE SOUTH 48 DEGREES 11 MINUTES 22 SECONDS WEST ON AND ALONG THE APPROXIMATE CENTERLINE OF CEDAR CREEK A DISTANCE OF 222.69 FEET, MORE OR LESS, TO THE EASTERN CORNER OF THE LANDS OF NATIONAL AUTOMOTIVE AND TRUCK MUSEUM OF THE UNITED STATES, INC AS RECORDED IN DEED RECORD 192 PAGE 315 WITHIN THE OFFICE OF THE RECORDER OF DEKALB COUNTY, INDIANA; THENCE NORTH 27 DEGREES 19 MINUTES 37 SECONDS WEST ON AND ALONG THE EAST LINE OF SAID LANDS OF NATIONAL AUTOMOTIVE AND TRUCK MUSEUM OF THE UNITED STATES, INC BEING ONE AND THE SAME AS THE WESTERLY LINE OF SAID LANDS OF VERDI PROPERTY, LLC, A DISTANCE OF 193.70 FEET TO THE SOUTHERLY CORNER OF THE LANDS OF THE CITY OF AUBURN AS RECORDED IN DEED RECORD 134 PAGE 311-312 WITHIN THE OFFICE OF THE RECORDER OF DEKALB COUNTY, INDIANA, SAID CORNER BEING MARKED BY A 5/8"x24" REBAR WITH "FORESIGHT

CONSULTING - BOUNDARY" IDENTIFICATION CAP; THENCE NORTH 60 DEGREES 25 MINUTES 46 SECONDS EAST ON AND ALONG THE SOUTH LINE THEREOF AND THE SOUTH LINE OF THE LANDS OF THE CITY OF AUBURN AS RECORDED IN DEED RECORD 146 PAGE 227 WITHIN THE OFFICE OF THE RECORDER OF DEKALB COUNTY, INDIANA BEING ONE AND THE SAME AS THE NORTHERN LINE OF SAID LANDS OF VERDI PROPERTY, LLC, A DISTANCE OF 287.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS OF THE CITY OF AUBURN BEING ONE AND THE SAME AS THE NORTHEAST CORNER OF SAID LANDS OF VERDI PROPERTY, LLC, SAID SOUTHEAST CORNER BEING MARKED BY A 5/8" REBAR; THENCE SOUTH 01 DEGREES 49 MINUTES 52 SECONDS EAST ON AND ALONG THE EASTERN LINE OF SAID LANDS OF VERDI PROPERTY, LLC A DISTANCE OF 165.34 FEET TO THE POINT OF BEGINNING.  
CONTAINING 0.961 ACRES OF LAND, MORE OR LESS, AND BEING SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.



**STATEMENT OF BENEFITS  
PERSONAL PROPERTY**

State Form 51764 (R5 / 1-21)

Prescribed by the Department of Local Government Finance

**RECEIVED**  
**NOV 16 2023**  
**CLERK-TREASURER**  
**CITY OF AUBURN, INDIANA**

**FORM SB-1 / PP**

**PRIVACY NOTICE**

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

**INSTRUCTIONS:**

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body BEFORE a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction.
2. The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the installation of qualifying abatable equipment for which the person desires to claim a deduction.
3. To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated or with the county assessor if there is no township assessor for the township. The 103-ERA must be filed between January 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between January 1 and the extended due date of that year.
4. Property owners whose Statement of Benefits was approved, must submit Form CF-1/PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
5. For a Form SB-1/PP that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/PP that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. (IC 6-1.1-12.1-17)


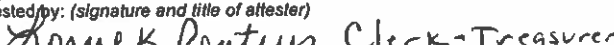
SECTION 1 TAXPAYER INFORMATION									
Name of taxpayer <b>Auburn Gear LLC</b>			Name of contact person <b>Nancy Foutch</b>						
Address of taxpayer (number and street, city, state, and ZIP code) <b>400 E Auburn Dr. Auburn, IN 46706</b>				Telephone number <b>( 260 ) 920-1324</b>					
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT									
Name of designating body <b>Common Council of the City of Auburn</b>					Resolution number (s)				
Location of property <b>400 E Auburn Dr. Auburn, IN 46706</b>			County <b>Dekalb</b>	DLGF taxing district number <b>024</b>					
Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. (Use additional sheets if necessary.) <b>See attached list</b>			ESTIMATED						
			START DATE		COMPLETION DATE				
			Manufacturing Equipment	<b>10/01/2022</b>	<b>12/31/2025</b>				
			R & D Equipment						
			Logist Dist Equipment						
IT Equipment	<b>10/01/2022</b>	<b>12/31/2025</b>							
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT									
Current Number <b>189</b>	Salaries <b>11,900,522</b>	Number Retained <b>189</b>	Salaries <b>11,900,522</b>	Number Additional <b>18</b>	Salaries				
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT									
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT		
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	
	Current values	14,862,712	4,458,814					51,166	
	Plus estimated values of proposed project	7,390,038	2,956,015					235,000	94,000
	Less values of any property being replaced	53,289	8,601						
Net estimated values upon completion of project	22,199,461	7,406,228					286,166	94,000	
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER									
Estimated solid waste converted (pounds) _____			Estimated hazardous waste converted (pounds) _____						
Other benefits:									
SECTION 6 TAXPAYER CERTIFICATION									
I hereby certify that the representations in this statement are true.									
Signature of authorized representative <i>Jennifer B. Wilson</i>				Date signed (month, day, year) <b>11/16/2023</b>					
Printed name of authorized representative <b>Jennifer Wilson</b>			Title <b>Treasurer</b>						

**FOR USE OF THE DESIGNATING BODY**

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

- A. The designated area has been limited to a period of time not to exceed \_\_\_\_\_ calendar years \* (see below). The date this designation expires is \_\_\_\_\_. *NOTE: This question addresses whether the resolution contains an expiration date for the designated area.*
- B. The type of deduction that is allowed in the designated area is limited to:
- |  |   |                             |  |
|--|---|-----------------------------|--|
| 1. Installation of new manufacturing equipment;            | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Enhanced Abatement per IC 6-1.1-12.1-18<br><i>Check box if an enhanced abatement was approved for one or more of these types.</i> |
| 2. Installation of new research and development equipment; | <input type="checkbox"/> Yes            | <input type="checkbox"/> No |  |
| 3. Installation of new logistical distribution equipment.  | <input type="checkbox"/> Yes            | <input type="checkbox"/> No |  |
| 4. Installation of new information technology equipment;   | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |  |
- C. The amount of deduction applicable to new manufacturing equipment is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_. *(One or both lines may be filled out to establish a limit, if desired.)*
- D. The amount of deduction applicable to new research and development equipment is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_. *(One or both lines may be filled out to establish a limit, if desired.)*
- E. The amount of deduction applicable to new logistical distribution equipment is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_. *(One or both lines may be filled out to establish a limit, if desired.)*
- F. The amount of deduction applicable to new information technology equipment is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_. *(One or both lines may be filled out to establish a limit, if desired.)*
- G. Other limitations or conditions (specify) \_\_\_\_\_
- H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction is allowed for:
- |                                 |                                 |                                 |                                 |                                  |   |
|---------------------------------|---------------------------------|---------------------------------|---------------------------------|----------------------------------|---|
| <input type="checkbox"/> Year 1 | <input type="checkbox"/> Year 2 | <input type="checkbox"/> Year 3 | <input type="checkbox"/> Year 4 | <input type="checkbox"/> Year 5  | <input type="checkbox"/> Enhanced Abatement per IC 6-1.1-12.1-18<br>Number of years approved: _____<br><i>(Enter one to twenty (1-20) years; may not exceed twenty (20) years.)</i> |
| <input type="checkbox"/> Year 6 | <input type="checkbox"/> Year 7 | <input type="checkbox"/> Year 8 | <input type="checkbox"/> Year 9 | <input type="checkbox"/> Year 10 |   |
- I. For a Statement of Benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?  Yes  No  
If yes, attach a copy of the abatement schedule to this form.  
If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

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

Approved by: (signature and title of authorized member of designating body)  <b>MAYOR</b>	Telephone number <b>(260) 925-5430</b>	Date signed (month, day, year) <b>01/02/2024</b>
Printed name of authorized member of designating body <b>David E Clark</b>	Name of designating body <b>Auburn Common Council</b>	
Attested by: (signature and title of attester)  <b>Clerk-Treasurer</b>	Printed name of attester <b>Lorne K Pontius</b>	

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

**IC 6-1.1-12.1-17**

**Abatement schedules**

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

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

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

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

Auburn Gear  
New Equipment

	<u>Type</u>	<u>Amount</u>
2023 - Not in Service		
Nomura Swiss Lathe	Mfg. Equq.	\$ 318,862
Large Plant Gear Blanking	Mfg. Equq.	513,718
CNC Hob for Planet Gears	Mfg. Equq.	657,458
Additional Server and Station	IT	35,000
		<hr/>
		\$ 1,525,038
2024		
Fork Lift Fleet	Mfg. Equq.	300,000
Shaper ST 40A	Mfg. Equq.	770,000
Okuma VTL-760	Mfg. Equq.	600,000
Nidec GE Hobbing	Mfg. Equq.	700,000
Spline Roll	Mfg. Equq.	130,000
LB 3000 (Diffs)	Mfg. Equq.	275,000
Rev Cycle	Mfg. Equq.	1,500,000
IT Update (Team Center)	IT	100,000
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		4,375,000
2025		
Mills Lathes	Mfg. Equq.	535,000
Broaches	Mfg. Equq.	425,000
Assembly Presses	Mfg. Equq.	120,000
Okuma M460 an M560	Mfg. Equq.	350,000
Okuma 560 (Hardinge)	Mfg. Equq.	175,000
Duplicate Press	Mfg. Equq.	20,000
IT Upgrade	IT	100,000
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		1,725,000