

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 4939 Decatur Road, Fort Wayne, Indiana 46806 (Glenn and Karlene Thompson/Solfire Contract Manufacturing, Inc.)

WHEREAS, Petitioner has duly filed its petition dated September 14, 2011 to have the following described property designated and declared an "Economic Revitalization Area" under Sections 153.13-153.24 of the Municipal Code of the City of Fort Wayne, Indiana, and I.C. 6-1.1-12.1, to wit:

Attached hereto as "Exhibit A" as if a part herein;

and

WHEREAS, said project will create 12 full-time and four part-time, permanent jobs for a total new, annual payroll of \$340,000, with the average new annual job salary being \$21,250; and

WHEREAS, the total estimated project cost is \$118,000; and

WHEREAS, it appears the said petition should be processed to final determination in accordance with the provisions of said Division 6.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, subject to the requirements of Section 6, below, the property hereinabove described is hereby designated and declared an "Economic Revitalization Area" under I.C. 6-1.1-12.1. Said designation shall begin upon the effective date of the Confirming Resolution referred to in Section 6 of this Resolution and shall terminate on December 31, 2011, unless otherwise automatically extended in five year increments per I.C. 6-1.1-12.1-9.

SECTION 2. That, upon adoption of the Resolution:

- (a) Said Resolution shall be filed with the Allen County Assessor;
- (b) Said Resolution shall be referred to the Committee on Finance requesting a recommendation from said committee concerning the advisability of designating the above area an "Economic Revitalization Area";
- (c) Common Council shall publish notice in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption and substance of this resolution and setting this designation as an "Economic Revitalization Area" for public hearing;

1 **SECTION 3.** That, said designation of the hereinabove described property as an
2 "Economic Revitalization Area" shall apply to both a deduction of the assessed value of real
3 estate and personal property for new manufacturing and information technology equipment.

4 **SECTION 4.** That, the estimate of the number of individuals that will be employed
5 or whose employment will be retained and the estimate of the annual salaries of those
6 individuals and the estimate of the value of redevelopment or rehabilitation and the estimate
7 of the value of new manufacturing and information technology equipment, all contained in
8 Petitioner's Statement of Benefits, are reasonable and are benefits that can be reasonably
9 expected to result from the proposed described redevelopment or rehabilitation and from the
10 installation of new manufacturing and information technology equipment.

11 **SECTION 5.** That, the current year approximate tax rates for taxing units within
12 the City would be:

- 13 (a) If the proposed development does not occur, the approximate current year tax
14 rates for this site would be \$3.1590/\$100.
- 15 (b) If the proposed development does occur and no deduction is granted, the
16 approximate current year tax rate for the site would be \$3.1590/\$100 (the
17 change would be negligible).
- 18 (c) If the proposed development occurs and a deduction percentage of fifty percent
19 (50%) is assumed, the approximate current year tax rate for the site would be
20 \$3.1590/\$100 (the change would be negligible).
- 21 (d) If the proposed new manufacturing equipment is not installed, the approximate
22 current year tax rates for this site would be \$3.1590/\$100.
- 23 (e) If the proposed new manufacturing equipment is installed and no deduction is
24 granted, the approximate current year tax rate for the site would be
25 \$3.1590/\$100 (the change would be negligible).
- 26 (f) If the proposed new manufacturing equipment is installed and a deduction
27 percentage of eighty percent (80%) is assumed, the approximate current year
28 tax rate for the site would be \$3.1590/\$100 (the change would be negligible).
- 29 (g) If the proposed new information technology equipment is not installed, the
30 approximate current year tax rates for this site would be \$3.1590/\$100.
- (h) If the proposed new information technology equipment is installed and no
deduction is granted, the approximate current year tax rate for the site would be
\$3.1590/\$100 (the change would be negligible).
- (i) If the proposed new information technology equipment is installed and a
deduction percentage of eighty percent (80%) is assumed, the approximate

1 current year tax rate for the site would be \$3.1590/\$100 (the change would be
2 negligible).

3 **SECTION 6.** That, this Resolution shall be subject to being confirmed, modified
4 and confirmed, or rescinded after public hearing and receipt by Common Council of the
above described recommendations and resolution, if applicable.

5 **SECTION 7.** That, pursuant to I.C. 6-1.1-12.1, it is hereby determined that the
6 deduction from the assessed value of the real property shall be for a period of ten years, and
7 the deduction from the assessed value of the new manufacturing and information technology
equipment shall be for a period of five years.

8 **SECTION 8.** That, the benefits described in the Petitioner's Statement of Benefits
9 can be reasonably expected to result from the project and are sufficient to justify the
applicable deductions.

10 **SECTION 9.** That, the taxpayer is non-delinquent on any and all property tax due
11 to jurisdictions within Allen County, Indiana.

12 **SECTION 10.** That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that
13 has received a deduction under section 3 or 4.5 of this chapter may be required to repay the
14 deduction amount as determined by the county auditor in accordance with section 12 of said
chapter if the property owner ceases operations at the facility for which the deduction was
15 granted and if the Common Council finds that the property owner obtained the deduction by
intentionally providing false information concerning the property owner's plans to continue
16 operation at the facility.

17 **SECTION 11.** That, this Resolution shall be in full force and effect from and after
18 its passage and any and all necessary approval by the Mayor.

19
20 _____
Member of Council

21 APPROVED AS TO FORM AND LEGALITY

22 _____
23 Carol Helton, City Attorney
24
25
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Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Solfire Contract Manufacturing, Inc. is requesting the designation of an Economic Revitalization Area for both real and personal property improvements in the amount of \$118,000. Solfire Contract Manufacturing, Inc. will make renovations to an existing industrial building including installation of a medical grade clean room structure. The company will also purchase manufacturing and information technology equipment.**

EFFECT OF PASSAGE: **Solfire Contract Manufacturing, Inc. will relocate its manufacturing operations from Illinois to Fort Wayne. The building that Solfire Contract Manufacturing has leased is located in an economic development target area. 12 full-time and four part-time jobs will be created as a result of the project.**

EFFECT OF NON-PASSAGE: **Potential loss of development in an economic development target area and 12 full-time and four part-time jobs**

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS): **No expenditures of public funds required.**

ASSIGNED TO COMMITTEE (PRESIDENT): **Thomas E. Smith and Elizabeth M. Brown**

MEMORANDUM



TO: City Council

FROM: Elissa McGauley, Economic Development Specialist

DATE: September 19, 2011

RE: Request for designation by Glenn & Karlene Thompson as an ERA for real and personal property improvements for Solfire Contract Manufacturing, Inc.

BACKGROUND

PROJECT ADDRESS:	4939 Decatur Road	PROJECT LOCATED WITHIN:	Economic Development Target Area
PROJECT COST:	\$ 118,000	COUNCILMANIC DISTRICT:	6

COMPANY PRODUCT OR SERVICE:	Solfire Contract Manufacturing, Inc. is a manufacturer and converter of filaments and substrates for filters, gaskets and seals that are used in appliance, automotive and industrial applications.
PROJECT DESCRIPTION:	Solfire Contract Manufacturing, Inc. will make renovations to an existing industrial building including installation of a medical grade clean room structure. The company will also purchase manufacturing and information technology equipment.

CREATED

RETAINED

JOBS CREATED (FULL-TIME):	12	JOBS RETAINED (FULL-TIME):	0
JOBS CREATED (PART-TIME):	4	JOBS RETAINED (PART-TIME):	0
TOTAL NEW PAYROLL:	\$ 340,000	TOTAL RETAINED PAYROLL:	\$ 0
AVERAGE SALARY (FULL-TIME NEW):	\$ 25,000	AVERAGE SALARY (FULL-TIME RETAINED):	\$ 0

COMMUNITY BENEFIT REVIEW

Yes ☐ No ☐ N/A ☒

Project will encourage vacant or under-utilized land appropriate for commercial or industrial use?

Yes ☒ No ☐ N/A ☐

Real estate to be designated is consistent with land use policies of the City of Fort Wayne?

Explain: Property to be designated is zoned IN1, a limited industrial zoning classification. Use of property is consistent with the land use policies of the City of Fort Wayne.

Yes ☒ No ☐ N/A ☐

Project encourages the improvement or replacement of a deteriorated or obsolete structure?

Explain: Improvements including installation of new lighting, heating, ventilation and cooling systems will be made.

Yes ☐ No ☐ N/A ☒

Project encourages the improvement or replacement of obsolete manufacturing and/or research and development and/or information technology and/or logistical distribution equipment?

Yes ☐ No ☐ N/A ☒

Project will result in significant conversion of solid waste or hazardous waste into energy or other useful products?

Yes ☐ No ☐ N/A ☒

Project encourages preservation of an historically or architecturally significant structure?

Yes ☐ No ☐ N/A ☒

Construction will result in Leadership in Energy and Environmental Design (LEED) certification by the U.S. Green Building Council?

Yes ☐ No ☐ N/A ☒

Construction will use techniques to minimize impact on combined sewer overflows? (i.e. rain gardens, bio swales, etc.)

Yes ☒ No ☐ N/A ☐

ERA designation induces employment opportunities for Fort Wayne area residents?
Explain: 12 full-time and four part-time jobs will be created as a result of the project.

Yes ☒ No ☐ N/A ☐

Average wage of all full-time jobs to be created is at least 150% of current Federal minimum wage.

Explain: The average wage of full-time jobs created is 165% of the current Federal minimum wage rate.

Yes ☐ No ☐ N/A ☒

Average wage of all full-time jobs to be retained is at least 150% of current Federal minimum wage.

Yes ☒ No ☐ N/A ☐

Taxpayer is NOT delinquent on any or all property tax due to any taxing jurisdiction within Allen County.

POLICY

Per the policy of the City of Fort Wayne, the following guidelines apply to this project:

1. The period of deduction for real property is ten years.
2. The period of deduction for personal property is five years.

The property to be designated is located in an economic development target area. Under Fort Wayne Common Council's tax abatement policies and procedures, Solfire Contract Manufacturing, Inc. is eligible for a ten year deduction on real property improvements. Solfire is also eligible for a five year deduction on the personal property improvements. Attached is a spreadsheet that shows how the application scored under the review system.

COMMENTS

Signed:

Elissa McKenney
Economic Development Specialist

Personal Property Abatements

Tax Abatement Review System

	Points Possible	Points Awarded
Total new investment in equipment		4
Over \$5,000,000	10	
\$1,000,000 to \$4,999,999	8	
\$500,000 to \$999,999	6	
\$0 to \$499,999	4	
Total number of jobs created and/or retained		2
Over 150	10	
75 to 149	8	
25 to 74	6	
10 to 24	4	
Under 10	2	
Current # of employees increases 50-99%	6	0
Current # of employees increases 100% or more	8	0
Average annual salary of full-time jobs created and/or retained are % of the Federal Minimum Wage		3
Greater than 300% of the Federal Minimum Wage	10	
201% to 300% of the Federal Minimum Wage	7	
151% to 200% of the Federal Minimum Wage	3	
150% of the Federal Minimum Wage	1	
Health insurance provided by the company	5	0
Project involves reinvestment at current location of a business	10	0
Project involves new or startup business	5	5
Construction uses green building techniques (ie LEED Certification)	5	0
Construction uses techniques to minimize impact on Combined Sewer Overflows (CSOs)	2	0
Project is located in a HUBzone	10	0

Total	14
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7 to 11 Points	Three Year Abatement
12 to 16 Points	Five Year Abatement
17 to 23 Points	Seven Year Abatement
24 to 60 Points	Ten Year Abatement

EXHIBIT A

Lot Number 4 in South Wood Heights Addition, except that part as was appropriated for the widening of U.S. Highway No. 27, together with the South 85 feet, except the North 50 feet of said South 85 feet of Lot Number 5 in South Wood Heights, as recorded in Plat Record 10, pages 4-6.



CITY OF FT WAYNE

1/09

SEP 14 2011 *Emc***ECONOMIC REVITALIZATION AREA APPLICATION**
CITY OF FORT WAYNE, INDIANA COMMUNITY DEVL.

APPLICATION IS FOR: (Check appropriate box(es))

- ☒ Real Estate Improvements
☒ Personal Property Improvements
☐ Vacant Commercial or Industrial Building

Total cost of real estate improvements:

\$42,000

Total cost of manufacturing equipment improvements:

\$56,000

Total cost of research and development equipment improvements:

Total cost of logistical distribution equipment improvements:

Total cost of information technology equipment improvements:

\$20,000

TOTAL OF ABOVE IMPROVEMENTS:

\$118,000⁰⁰
*OS***GENERAL INFORMATION**Taxpayer's name: Glenn & Karlene Thompson Telephone number: 260-750-0777Address listed on tax bill: 4939 Decatur Road, Fort Wayne, IN 46806Name of business to be designated, if applicable: Solfire Contract Manufacturing Inc.Year company was established: 1998Address of property to be designated: 4939 Decatur RoadReal estate property identification number: 02-12-24-301-006.000-074Contact person name: Otto SolisContact person telephone number: 708-222-1421 Contact person Email: osolis@solfire-inc.comContact person address: 3114 S. 61st St. Cicero, IL 60804

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Othoniel Solis	President	5038 w 23rd St., Cicero, IL. 60804	630-670-0065
Othoniel Solis	Director / Secretary	3135 Thompson Ave, Fort Wayne, IN 46807	630-670-0065
Lawrence Koziol	Director / Plant Manager	2438 Leavitt St. Chicago, IL 60608	773-650-1955
Maria Ocegüera	Director / Quality Manager	1830 S. Elmwood, Berwyn, IL. 60402	708-222-1421

List all persons or firms having ten percent or more ownership interest in the applicant business and the percentage each holds:

NAME	PERCENTAGE
Othoniel Solis / President / Director / Chairman	60%
Lawrence Koziol / Director	30%
Maria Ocegüera / Director	10%

- ☐ Yes ☒ No Are any elected officials shareholders or holders of any debt obligation of the applicant or operating business? If yes, who? (name/title) _____
- ☒ Yes ☐ No Is the property for which you are requesting ERA designation totally within the corporate limits of the City of Fort Wayne?
- ☒ Yes ☐ No Is the property for which you are requesting ERA designation located in an Economic Development Target Area (EDTA)? (see attached map for current areas)
- ☐ Yes ☒ No Is the property for which you are requesting ERA designation located in a HUBzone? (see attached map for current areas)
- ☐ Yes ☒ No Do you plan to request state or local assistance to finance public improvements?

Describe the product or service to be produced or offered at the project site: Manufacturing and Converting of Filaments, and Substrates for Filters, Gaskets, and Seals. Services offered as a subcontractor.
Products used for Appliance, Automotive, and Industrial Applications

In order to be considered an Economic Revitalization Area (ERA), the area must be within the corporate limits of the City of Fort Wayne and must have 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. It also includes any area where a facility or group of facilities that are technologically, economically, or energy obsolete is located and where the obsolescence may lead to a decline in employment and tax revenues.

How does the property for which you are requesting designation meet the above definition of an ERA?

This property is located on the southeast side of Fort Wayne which has seen little to no economic growth over the past couple decades. This project will bring life to an under utilized building and jobs for the area's residents.

REAL PROPERTY INFORMATION

Complete this section of the application if you are requesting a deduction from assessed value for real property improvements.

Describe any structure(s) that is/are currently on the property: 12,000 sf light manufacturing facility

Describe the condition of the structure(s) listed above: FAIR STRUCTURE

Describe the improvements to be made to the property to be designated for tax abatement purposes: INSTALLING COOLING SYSTEMS , LIGHTING, AIR FITLRATION, MATERIAL HANDLING, EQUIPMENT, AND A MEDICAL GRADE CLEAN ROOM STRUCTURE FOR PRODUCING MEDICAL PRODUCTS

Projected construction start (month/year): 10/01/2011

Projected construction completion (month/year): 10/01/2014

☐ Yes ☒ No Will construction result in Leadership in Energy and Environmental Design (LEED) certification by the U.S. Green Building Council?

☐ Yes ☒ No Will construction use techniques to minimize impact on combined sewer overflows? (i.e. rain gardens, bio swales, etc.)

PERSONAL PROPERTY INFORMATION

Complete this section of the application if you are requesting a deduction from assessed value of new manufacturing, research and development, logistical distribution or information technology equipment.

List below the equipment for which you are seeking an economic revitalization area designation.

Manufacturing equipment must be used in the direct production, manufacture, fabrication, assembly, extraction, mining, processing, refining, or finishing of other tangible personal property at the site to be designated. Research and development equipment consists of laboratory equipment, research and development equipment, computers and computer software, telecommunications equipment or testing equipment used in research and development activities devoted directly and exclusively to experimental or laboratory research and development for new products, new uses of existing products, or improving or testing existing products at the site to be designated. Logistical distribution equipment consists of racking equipment, scanning or coding equipment, separators, conveyors, fork lifts or lifting equipment, transitional moving equipment, packaging equipment, sorting and picking equipment, software for technology used in logistical distribution, is used for the storage or distribution of goods, services, or information. Information technology equipment consists of equipment, including software used in the fields of information processing, office automation, telecommunication facilities and networks, informatics, network administration, software development and fiber optics: (use additional sheets, if necessary)

WILL BE INSTALLING PROCESSING EQUIPMENT: ULTRA SONIC WELDERS, OBI STAMPING PRESSES, TEXTILE SLITTERS, FORK LIFT, COMPUTERS,

SERVERS, PRINTERS, PACKING EQUIPMENT, INTERNET CABLING, SOFTWARE, AND

NETWORK TIME CLOCKS.

☐ Yes ☒ No Has the above equipment for which you are seeking a designation, ever before been used for any purpose in Indiana? If yes, was the equipment acquired at an arms length transaction from an entity not affiliated with the applicant? ☐ Yes ☐ No

☐ Yes ☒ No Will the equipment be leased?

Equipment purchase date (month/year): 09/2011 AND OTHER

Equipment installation date (month/year): 09/2011 AND OTHER

Please provide the depreciation schedule term for equipment under consideration for personal property tax abatement:
5YRS DEPRECIATION

ELIGIBLE VACANT BUILDING INFORMATION

Complete this section of the application if you are requesting a deduction from the current assessed value of a vacant building or portion of a vacant building

☐ Yes ☒ No Has the building for which you are seeking designation for tax abatement been unoccupied for at least one year? Please provide evidence of occupation. (i.e. certificate of occupancy, paid utility receipts, executed lease agreements)

Describe any structure(s) that is/are currently on the property: _____

Describe the condition of the structure(s) listed above: _____

Projected occupancy date (month/year): _____

Describe the efforts of the owner or previous owner in regards to selling, leasing or renting the eligible vacant building during the period the eligible vacant building was unoccupied including how much the building was offered for sale, lease, or rent by the owner or a previous owner during the period the eligible vacant building was unoccupied.

PUBLIC BENEFIT INFORMATION

EMPLOYMENT INFORMATION FOR FACILITY TO BE DESIGNATED

ESTIMATE OF EMPLOYEES AND PAYROLL FOR FORT WAYNE FACILITY REQUESTING ECONOMIC REVITALIZATION AREA DESIGNATION		
	Number of Employees	Total Annual Payroll
CURRENT NUMBER FULL-TIME	0	0
CURRENT NUMBER PART-TIME	0	0
NUMBER RETAINED FULL-TIME	0	0
NUMBER RETAINED PART-TIME	0	0
NUMBER ADDITIONAL FULL-TIME	12	\$300,000
NUMBER ADDITIONAL PART-TIME	4	\$40,000

Check the boxes below if the jobs to be created will provide the listed benefits:

- | | | |
|--|---|---|
| ☐ Pension Plan | ☐ Major Medical Plan | ☐ Disability Insurance |
| ☐ Tuition Reimbursement | ☐ Life Insurance | ☐ Dental Insurance |

List any benefits not mentioned above: UNKNOWN UNTIL 2012 BUDGET PROPOSAL. BUDGETING
FOR 2013 MAJOR MEDICAL AND LIFE INSURANCE

When will you reach the levels of employment shown above? (month/year): 2014

Types of jobs to be created as a result of this project? MACHINE OPERATORS, PROCESSING OPERATORS
SEWING OPERATORS, QUALITY INSPECTORS, MATERIAL HANDLERS, PACK AND PICK OPERATORS,
SHIPPING CLERK, OFFICE CLERK, QUALITY MANAGER, AND PLANT MANAGER.

REQUIRED ATTACHMENTS

The following must be attached to the application.

1. **Statement of Benefits Form(s) (first page/front side completed)**
2. **Full legal description of property and a plat map identifying the property boundaries. (Property tax bill legal descriptions are not sufficient.) Should be marked as Exhibit A.**
3. **Check for non-refundable application fee made payable to the City of Fort Wayne.**

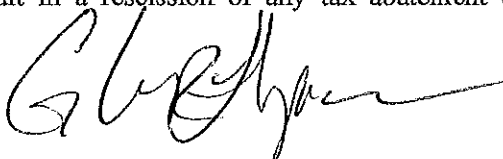
ERA filing fee (either real or personal property improvements)	.1% of total project cost not to exceed \$500
ERA filing fee (both real and personal property improvements)	.1% of total project cost not to exceed \$750
ERA filing fee (vacant commercial or industrial building)	\$500
ERA filing fee in an EDTA	\$100
Amendment to extend designation period	\$300
Waiver of non compliance with ERA filing	\$500 + ERA filing fee
4. **Owner's Certificate (if applicant is not the owner of property to be designated)
Should be marked as Exhibit B if applicable.**

CERTIFICATION

I, as the legal taxpayer and/or owner, hereby certify that all information and representations made on this application and its attached exhibits are true and complete and that neither an Improvement Location Permit nor a Structural Permit has been filed for construction of improvements, nor has any manufacturing, research and development, logistical distribution or information technology equipment which is a part of this application been purchased and installed as of the date of filing of this application. I also certify that the taxpayer is not delinquent on any and all property tax due to taxing jurisdictions within Allen County, Indiana. I understand that any incorrect information on this application may result in a rescission of any tax abatements which I may receive.

I understand that I must file a correctly completed Compliance with Statement of Benefits Form (CF-1/RE for real property improvements and CF-1/PP for personal property improvements) with **BOTH** the City of Fort Wayne Community Development Division, **AND** the County Auditor in each year in which I receive a deduction. Failure to file the CF-1 form with either agency may result in a rescission of any tax abatement occurring as a result of this application.


Signature of Taxpayer/Owner

 9/14/11

OTHONIEL SOLIS / PRESIDENT

Printed Name and Title of Applicant

09/13/2011

Date

G & K Mechanical Services, Inc.

South: 4665 S. 000, Berne, IN 46711
North: 4939 Decatur Rd., Ft. Wayne, IN 46806

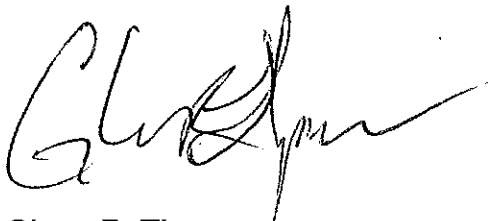
(260) 589-2430
(260) 744-3314

Fax: (260) 589-3176
Fax: (260) 745-0521

September 14, 2011

To Whom It May Concern:

I, Glenn R Thompson, owner of building located at 4939 Decatur Road, Fort Wayne, IN 46806, acknowledges that Solfire Inc will be applying for tax abatement for use of this location.

A handwritten signature in black ink, appearing to read 'Glenn R. Thompson', with a stylized flourish at the end.

Glenn R. Thompson
President



STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51764 (5-04)

Prescribed by the Department of Local Government Finance

CITY OF FT WAYNE

FORM
SB - 1 / PP

SEP 14 2011 *gmc*

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. "Projects" planned or committed to after July 1, 1987 and areas designated after July 1, 1987 require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to installation of the new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment, **BEFORE** a deduction may be approved.
3. To obtain a deduction, Form 322 ERA/PPME and/or Form 322 ERA/PP Other, must be filed with the county auditor. Form 322 ERA/PPME and/or Form 322 ERA/PP Other must be filed between March 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 becomes assessable, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and the extended due date of that year.
4. Property owners whose Statement of Benefits was approved after June 30, 1991 must submit Form CF-1 annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
5. The schedules established under IC 6-1.1-12.1-4(d) and IC 6-1.1-12.1-4.5(e) effective July 1, 2000 apply to any statement of benefits filed on or after July 1, 2000. The schedules effective prior to July 1, 2000 shall continue to apply to those statement of benefits filed before July 1, 2000.

SECTION 1		TAXPAYER INFORMATION				
Name of taxpayer Solfire Contract Manufacturing Inc.						
Address of taxpayer (street and number, city, state and ZIP code) 3114 S. 61st Ave, Cicero, IL. 60804						
Name of contact person Othoniel Solis				Telephone number (708) 222-1421		
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT				
Name of designating body Fort Wayne Common Council				Resolution number		
Location of property 4939 Decatur Road, Fort Wayne, IN 46806		County Allen		Taxing district FW - Wayne		
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) ultra sonic welders, obi stamping presses, textile slitters, fork lift, computers, servers, printers, packing equipment, internet cabling, software, and network time clocks		ESTIMATED				
				Start Date	Completion Date	
		Manufacturing Equipment	9/30/2011	10/18/2013		
		R & D Equipment				
		Logist Dist Equipment *				
		IT Equipment *	9/30/2011	10/18/2012		
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT				
Current number 0	Salaries 0.00	Number retained 0	Salaries 0.00	Number additional 16	Salaries 340,000.00	
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
Current values						
Plus estimated values of proposed project	56,000.00	56,000.00				20,000.00
Less values of any property being replaced						
Net estimated values upon completion of project	56,000.00	56,000.00				20,000.00
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER				
Estimated solid waste converted (pounds) <u>N/A</u>		Estimated hazardous waste converted (pounds) <u>N/A</u>				
Other benefits: N/A						
SECTION 6		TAXPAYER CERTIFICATION				
I hereby certify that the representations in this statement are true.						
Signature of authorized representative <i>[Signature]</i>			Title President		Date signed (month, day, year) 09/13/2011	

* See IC 6-1.1-12.1-2.3.



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R2 / 1-07)

Prescribed by the Department of Local Government Finance

CITY OF FT WAYNE

20__ PAY 20__

FORM SB-1 / Real Property

SEP 14 2011 *emc*

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

- ☒ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
☐ Eligible vacant building (IC 6-1.1-12.1-4.8)

COMMUNITY DEVL.

INSTRUCTIONS:

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987, and areas designated after July 1, 1987, require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
- Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, **BEFORE** a deduction may be approved.
- To obtain a deduction, application Form 322 ERA/RE or Form 322 ERA/VBD, whichever is applicable, must be filed with the County Auditor by the later of: (1) May 10; or (2) thirty (30) days after the notice of addition to assessed valuation or new assessment is mailed to the property owner at the address shown on the records of the township assessor.
- Property owners whose Statement of Benefits was approved after June 30, 1991, must attach a Form CF-1/Real Property annually to the application to show compliance with the Statement of Benefits. [IC 6-1.1-12.1-5.1(b) and IC 6-1.1-12.1-5.3(j)]
- The schedules established under IC 6-1.1-12.1-4(d) for rehabilitated property and under IC 6-1.1-12.1-4.8(1) for vacant buildings apply to any statement of benefits approved on or after July 1, 2000. The schedules effective prior to July 1, 2000, shall continue to apply to a statement of benefits filed before July 1, 2000.

SECTION 1

TAXPAYER INFORMATION

Name of taxpayer

Glenn & Karlene Thompson (Solfire Contract Manufacturing, Inc.)

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

4939 Decatur Road, Fort Wayne, IN 46806

Name of contact person

Othoniel Solis

Telephone number

(708) 222-1421

E-mail address

osolis@solfire-inc.com

SECTION 2

LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body

Fort Wayne Common Council

Resolution number

Location of property

4939 Decatur Road, Fort Wayne, IN 46806

County

Allen

DLGF taxing district number

74

Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary)

Installation of cooling systems, lighting, air filtration, material handling, equipment and a medical grade clean room structure

Estimated start date (month, day, year)

10/01/2011

Estimated completion date (month, day, year)

10/01/2014

SECTION 3

ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current number

0.00

Salaries

\$0.00

Number retained

0.00

Salaries

\$0.00

Number additional

16.00

Salaries

\$340,000.00

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.

REAL ESTATE IMPROVEMENTS

COST

ASSESSED VALUE

Current values

Plus estimated values of proposed project

Less values of any property being replaced

Net estimated values upon completion of project

42,000.00

42,000.00

42,000.00

42,000.00

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

Title

PRESIDENT

Date signed (month, day, year)

09/13/2011