BILL NO. R-12-04-12

DECLARATORY RESOLUTION NO. R-______

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 3923 Engle Road, Fort Wayne, Indiana 46804 (Quake Manufacturing)

WHEREAS, Petitioner has duly filed its petition dated March 21, 2012 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 three full-time and three part-time, permanent jobs for a total new, annual payroll of $180,000, with the average new annual job salary being $30,000 and retain nine full-time and three part-time, permanent jobs for a total current annual payroll of $361,000, with the average current, annual job salary being $30,083; and

WHEREAS, the total estimated project cost is $1,000,000; 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;

SECTION 3. That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall apply to a deduction of the assessed value of personal property for new manufacturing equipment.

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

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

(a) If the proposed new manufacturing equipment is not installed, the approximate current year tax rates for this site would be $3.1590/$100.

(b) If the proposed new manufacturing 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).

(c) If the proposed new manufacturing equipment is installed and a deduction percentage of eighty percent (80%) is assumed, the approximate current year tax rate for the site would be $3.1590/$100 (the change would be negligible).

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 That, this Resolution shall be subject to being confirmed, modified and confirmed, or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

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

SECTION 8. That, pursuant to I.C. 6-1.1-12.1-17, an alternative abatement schedule will be provided with the following percentage amounts each year:

Year	Percentage
1	100%
2	100%
3	100%
4	100%
5	100%

6	90%
7	80%
8	65%
9	50%
10	40%

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

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

SECTION 11. That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that has received a deduction under section 3 or 4.5 of said chapter may be required to repay the 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 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 operation at the facility.

SECTION 12. That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

____
Member of Council

APPROVED AS TO FORM AND LEGALITY

____
Carol Helton, City Attorney

CITY OF FT WAYNE 12/2011

MAR 21 2012

COMMUNITY DEVL.

ECONOMIC REVITALIZATION AREA APPLICATION
CITY OF FORT WAYNE, INDIANA

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

- [ ] **Real Estate Improvements**
- [x] **Personal Property Improvements**
- [ ] **Vacant Commercial or Industrial Building**

Total cost of real estate improvements:	
Total cost of manufacturing equipment improvements:	$ 1,000,000.00
Total cost of research and development equipment improvements:	
Total cost of logistical distribution equipment improvements:	
Total cost of information technology equipment improvements:	
TOTAL OF ABOVE IMPROVEMENTS:	

GENERAL INFORMATION

Real property taxpayer's name: Quake Mfg.

Personal property taxpayer's name: Quake Mfg.

Telephone number: 260-432-8023

Address listed on tax bill: 3923 Engle Road Ft. Wayne 46804

Name of company to be designated, if applicable:

Year company was established: 1990

Address of property to be designated: 3923 Engle Rd. Ft. Wayne. 46804

Real estate property identification number: 02-074-002-0020

Contact person name: Paul Quake

Contact person telephone number: 260-432-8023 Contact person Email: paulquake@quakemfg.com

Contact person address: 3923 Engle Rd. Ft. Wayne IN 46804

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Paul Quake	CEO	14311 Blue Heron Chase	260-672-9892
		Roanoke, IN 46783	
Hermann Quake	owner	3220 Emerald Lake Dr	260-459-1618
Sally Quake	owner	Ft Wayne, IN 46804	

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

NAME	PERCENTAGE
Hermann + Selly Quake	50 %
Paul Quake	50 %

☒ Yes ☐ No Are any elected officials shareholders or holders of any debt obligation of the applicant or operating business? If yes, who? (name/title) Hermann Quake / owner

☒ 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: CNC Machining

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?

The project would create new Jobs and update equipment to stay more competitive.

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: 1 Building, 14,000 Sq. feet

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

Describe the improvements to be made to the property to be designated for tax abatement purposes:
Purchase of CNC Machines

Projected construction start (month/year): 2012
Projected construction completion (month/year): 2017

☐ 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)

CNC Machines

☑ 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): May - 2012

Equipment installation date (month/year): May - ~~2012~~ 2017

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

Up to 7 Years, Perhaps all the 1st year

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

☐ 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: N/A

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

Please be specific on job descriptions. To fill out information on occupation and occupation code, use data available through Occupation Employment Statistics for Fort Wayne
http:www.bls.gov/oes/current/oes_23060.htm

Current Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Machinist	51-4011	9	$332,000

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Machinist	51-4011	9	$332,000

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Machinist	51-4011	2-3	$150,000

PUBLIC BENEFIT INFORMATION

Current Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
Machinist	51-4011	2	$29,000

Retained Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
Machinist	51-4011	2	$29,000

Additional Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
Machinist	51-4011	2-3	$30,000

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

- [x] Pension Plan
- [x] Major Medical Plan
- [x] Disability Insurance
- [x] Tuition Reimbursement
- [ ] Life Insurance
- [ ] Dental Insurance

List any benefits not mentioned above: ______________________

When will you reach the levels of employment shown above? (month/year): 2013

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/Real Property 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

Paul Quake - CEO
Printed Name and Title of Applicant

3-12-12
Date

STATEMENT OF BENEFITS
PERSONAL PROPERTY
State Form 51764 (R / 1-06)
Prescribed by the Department of Local Government Finance

CITY OF FT WAYNE

MAR 21 2012

FORM SB-1 / PP

PRIVACY NOTICE
The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1 (c) and (d).

COMMUNITY DEVEL

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, 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. The 103-ERA 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 is installed and fully functional, 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 / PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)*
5. *The schedules established under IC 6-1.1-12.1-4.5(d) and (e) apply to equipment installed after March 1, 2001. For equipment installed prior to March 2, 2001, the schedules and statutes in effect at the time shall continue to apply. (IC 6-1.1-12.1-4.5(f) and (g))*

SECTION 1 — TAXPAYER INFORMATION

Name of taxpayer: Quake Mfg, Inc

Address of taxpayer (*number and street, city, state, and ZIP code*): 3923 Engle Road, Fort Wayne, IN 46804

Name of contact person: Paul Quake

Telephone number: 260-432-8023

SECTION 2 — LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body: FORT WAYNE COMMON COUNCIL

Resolution number (s):

Location of property: 3923 Engle Road

County: ALLEN

DLGF taxing district number: 74

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*)

CNC Machines

	ESTIMATED START DATE	ESTIMATED COMPLETION DATE
Manufacturing Equipment	May 2012	May 2017
R & D Equipment		
Logist Dist Equipment		
IT Equipment		

SECTION 3 — ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
11	$361,000	11	$361,000	4-6	$180,000

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								
Plus estimated values of proposed project	$1,000,000.00	$1,000,000						
Less values of any property being replaced								
Net estimated values upon completion of project	1,000,000	1,000,000						

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.

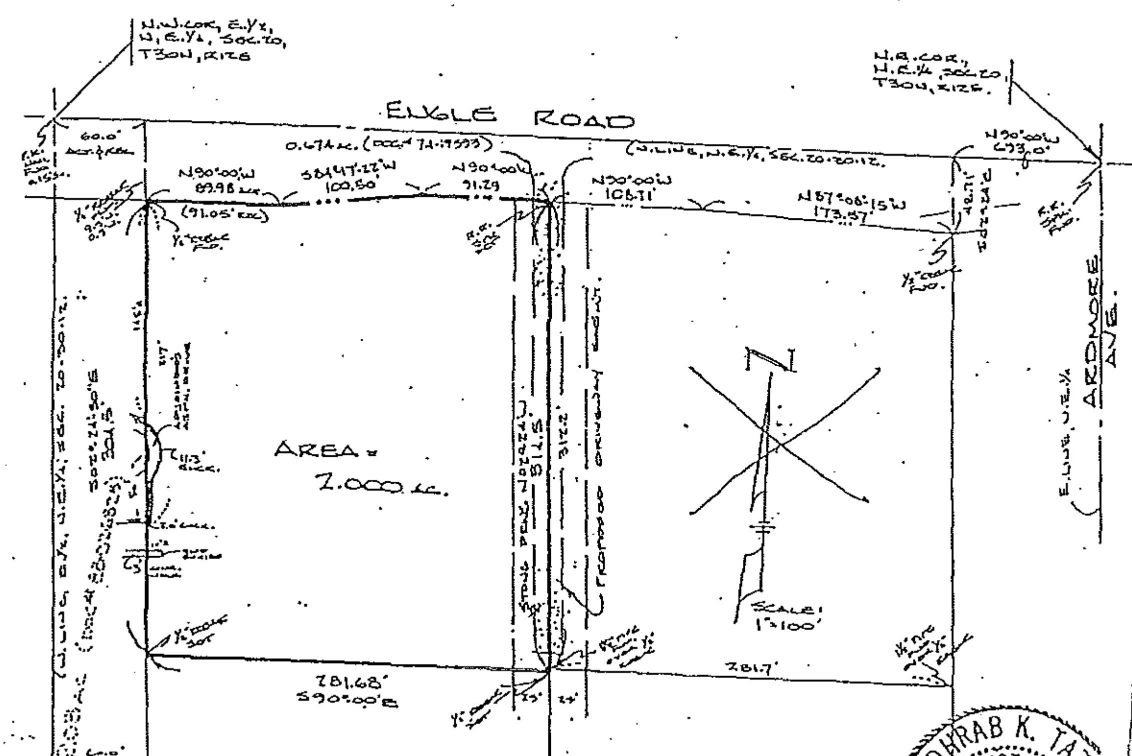
Signature of authorized representative	Title	Date signed (*month, day, year*)
[signature]	CEO	03-16-12

In full dimensions as shown hereon in feet. It is free from [redacted]
perpetuated as indicated.

DESCRIPTION OF REAL ESTATE

EXHIBIT A

See. Page 2 for Legal Description.



I hereby certify on the 17 day of September, 19 90 that the above survey is correct.

Surveyed for: Dressler/Taylor

Survey No.: QZ-101"A"

ZOHRAB K. TAZIAN
REGISTERED
No. S0011
STATE OF
INDIANA
LAND SURVEYOR

[redacted]

EXHIBIT A

ZOHRAB K. TAZIAN, P.E. & L.S.
JOHN C. SAUER, L.S.
SAM L. FAUST, L.S.

ZK tazian
CIVIL ENGINEERING SURVEYING LAND PLANNING
ASSOCIATES, INC.
345 WEST WAYNE STREET
SUITE 202
FORT WAYNE, INDIANA 46802
PHONES: 219/424-3232
219/424-3234 FAX

CERTIFICATE OF SURVEY

This document is a record of a resurvey of land and real estate prepared in conformity with established rules of surveying and made in accordanc with the records or plat on file in the Recorder's office of Allen County, State of Indiana. The land described exis in full dimensions as shown hereon in feet. It is free from encroachments by adjoining land owners unless specifically stated below. Corners wer perpetuated as indicated.

DESCRIPTION OF REAL ESTATE

Part of the East Half of the Northeast Quarter of Section 20, Township 30 North, Range 12 East, Allen County, Indiana, more particularly described as follows, to wit:

Commencing at the Northeast corner of said Northeast Quarter; thence North 90 degrees 00 minutes West (assumed bearing and is used as the basis for the bearings in this description), on and along the North line of said Northeast Quarter, a distance of 693.0 feet; thence South 02 degrees 24 minutes East and parallel to the East line of said Northeast Quarter, a distance of 48.71 feet to a point on the South right-of-way line of Engle Road, said South right-of-way line having being established by the conveyance of 0.674 acres of land from Erwin A. Dressler and Kenneth V. Dressler to the County of Allen, Indiana in a deed recorded August 21, 1974 in Document #74-19593 in the Office of the Recorder of Allen County, Indiana; thence North 87 degrees 08 minutes 15 seconds West, on and along said South right-of-way line, a distance of 173.57 feet; thence North 90 degrees 00 minutes West, continuing along said South right-of-way line and parallel to said North line, a distance of 108.71 feet to the true point of beginning; thence North 90 degrees 00 minutes West, continuing along said South right-of-way line, a distance of 91.29 feet; thence South 84 degrees 17 minutes 22 seconds West, continuing along said South right-of-way line, a distance of 100.50 feet; thence North 90 degrees 00 minutes West, continuing along said South right-of-way line, a distance of 89.98 feet (recorded 91.05 feet) to the point of intersection of said South right-of-way line with the East line of a 2.03 acre tract of land conveyed to David H. Fortney and Elizabeth Ann Fortney by deed dated November 18, 1983 and recorded in Document #83-26825 in the Office of said Recorder; thence South 02 degrees 24 minutes 30 seconds East, on and along the East line of said 2.03 acre tract and parallel to the West line of the East Half of said Northeast Quarter, a distance of 304.5 feet; thence South 90 degrees 00 minutes East and parallel to the North line of said Northeast Quarter, a distance of 261.68 feet; thence North 02 degrees 24 minutes West and parallel to the East line of said Northeast Quarter, a distance of 314.5 feet to the true point of beginning, containing 2.000 acres of land, subject to all easements of record.

This property is not in a special flood hazard area as defined by the FIA Flood Hazard Boundary Map No. H-01-41, effective Feb. 27, 1976.

Admn. Appr.____________

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Quake Manufacturing is requesting the designation of an Economic Revitalization Area for personal property improvements in the amount of $1,000,000. In order to expand, Quake Maufacturing will purchase and install new manufacturing equipment.**

EFFECT OF PASSAGE: **In order to remain competitive, Quake Maufacturing will install new equipment for its operation. Three full-time and three part-time jobs will be created as a result of the project.**

EFFECT OF NON-PASSAGE: **Potential loss of development and three full-time and three part-time jobs**

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

ASSIGNED TO COMMITTEE (PRESIDENT): **Mitch Harper and John Shoaff**

MEMORANDUM

TO: City Council

FROM: Elissa McGauley, Economic Development Specialist

DATE: April 18, 2012

RE: Request for designation by Quake Manufacturing as an ERA for personal property improvements

BACKGROUND

PROJECT ADDRESS:	**3923 Engle Road**	PROJECT LOCATED WITHIN:	**Not Applicable**
PROJECT COST:	**$ 1,000,000**	COUNCILMANIC DISTRICT:	**4**

COMPANY PRODUCT OR SERVICE:	**Quake Manufacturing is a machine shop specializing in CNC machining of custom parts and prototypes.**
PROJECT DESCRIPTION:	**Quake Manufacturing will be purchasing and installing new manufacturing equipment.**

CREATED		RETAINED	
JOBS CREATED (FULL-TIME):	3	JOBS RETAINED (FULL-TIME):	9
JOBS CREATED (PART-TIME):	3	JOBS RETAINED (PART-TIME):	2
TOTAL NEW PAYROLL:	$ 180,000	TOTAL RETAINED PAYROLL:	$ 361,000
AVERAGE SALARY (FULL-TIME NEW):	$ 50,000	AVERAGE SALARY (FULL-TIME RETAINED):	$ 36,889

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 IN2, a general 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?

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: Three full-time and three 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 332% 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. **Explain: The average wage rate of full-time jobs retained is 245% of the current Federal minimum wage rate.**
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 personal property is ten years.

Under Fort Wayne Common Council's tax abatement policies and procedures, Quake Manufacturing is eligible for a ten year deduction on personal property improvements. Further, Quake Manufacturing is also eligible for an alternate deduction schedule under council's policies and procedures amended in December 2012. The machinist positions (Occupation Code 51-4011) created by Quake Manufacturing will have an average annual salary of $50,000. The May 2011 Metropolitan and Nonmetropolitan Area Occupational Employment and Wage Estimates report that the average annual salary of CNC machinist positions (Occupation Code 51-4011) is $36,300. 10% above that average is $39,930.

Attached are spreadsheets that show how the application scored under the review system as well as an estimate of the property tax saved with a ten year deduction under Indiana Code's standard schedule and a ten year deduction with an alternate schedule.

COMMENTS

Signed: Elissa McGauley

Economic Development Specialist

Personal Property Abatements

Tax Abatement Review System

	Points Possible	Points Awarded
Total new investment in equipment		8
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		4
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 *		7
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	5
Project involves reinvestment at current location of a business	10	10
Project involves new or startup business	5	0
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	34

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

*** If Average annual salary of the full-time jobs created by listed occupation is 10% or greater than the average salary for Allen County using current occupational employment statistics, then the applicant is eligible for an alternate deduction schedule.**

<u>10 Year</u>	
Year 1	**100%**
Year 2	**100%**
Year 3	**100%**
Year 4	**100%**
Year 5	**100%**
Year 6	**90%**
Year 7	**80%**
Year 8	**65%**
Year 9	**50%**
Year 10	**40%**
<u>7 Year</u>	
Year 1	**100%**
Year 2	**100%**
Year 3	**100%**
Year 4	**100%**
Year 5	**100%**
Year 6	**71%**
Year 7	**43%**

FORT WAYNE COMMUNITY DEVELOPMENT DIVISION

TAX ABATEMENT - ESTIMATE OF SAVINGS

PERSONAL PROPERTY TAX ABATEMENT - 10 yr Schedule

Year	True Cash Value	"Pool 2"	True Tax Value	Assessed Value	Tax Abatement %	Tax Paid %	Deduction	Taxable A V	Tax Rate	Tax Paid	Tax Saved
1	$1,000,000	40%	$400,000	$400,000	100%	0%	$400,000	$0	0.031590	$0	$12,636
2	$1,000,000	56%	$560,000	$560,000	90%	10%	$504,000	$56,000	0.031590	$1,769	$15,921
3	$1,000,000	42%	$420,000	$420,000	80%	20%	$336,000	$84,000	0.031590	$2,654	$10,614
4	$1,000,000	32%	$320,000	$320,000	70%	30%	$224,000	$96,000	0.031590	$3,033	$7,076
5	$1,000,000	30%	$300,000	$300,000	60%	40%	$180,000	$120,000	0.031590	$3,791	$5,686
6	$1,000,000	30%	$300,000	$300,000	50%	50%	$150,000	$150,000	0.031590	$4,739	$4,739
7	$1,000,000	30%	$300,000	$300,000	40%	60%	$120,000	$180,000	0.031590	$5,686	$3,791
8	$1,000,000	30%	$300,000	$300,000	30%	70%	$90,000	$210,000	0.031590	$6,634	$2,843
9	$1,000,000	30%	$300,000	$300,000	20%	80%	$60,000	$240,000	0.031590	$7,582	$1,895
10	$1,000,000	30%	$300,000	$300,000	10%	90%	$30,000	$270,000	0.031590	$8,529	$948
11	$1,000,000	30%	$300,000	$300,000	0%	100%	$0	$300,000	0.031590	$9,477	$0

TOTAL TAX SAVED	(10 yrs on 10 yr deduction)	**$66,149**
TOTAL TAX PAID	(10 yrs on 10 yr deduction)	**$44,416**

NOTE: Above calculations assume a constant tax rate over the abatement period. Time value of money is not considered.

PERSONAL PROPERTY TAX ABATEMENT - 10 yr Alternate Schedule

Year	True Cash Value	"Pool 2"	True Tax Value	Assessed Value	Tax Abatement %	Tax Paid %	Deduction	Taxable A V	Tax Rate	Tax Paid	Tax Saved
1	$1,000,000	40%	$400,000	$400,000	100%	0%	$400,000	$0	0.031590	$0	$12,636
2	$1,000,000	56%	$560,000	$560,000	100%	0%	$560,000	$0	0.031590	$0	$17,690
3	$1,000,000	42%	$420,000	$420,000	100%	0%	$420,000	$0	0.031590	$0	$13,268
4	$1,000,000	32%	$320,000	$320,000	100%	0%	$320,000	$0	0.031590	$0	$10,109
5	$1,000,000	30%	$300,000	$300,000	100%	0%	$300,000	$0	0.031590	$0	$9,477
6	$1,000,000	30%	$300,000	$300,000	90%	10%	$270,000	$30,000	0.031590	$948	$8,529
7	$1,000,000	30%	$300,000	$300,000	80%	20%	$240,000	$60,000	0.031590	$1,895	$7,582
8	$1,000,000	30%	$300,000	$300,000	65%	35%	$195,000	$105,000	0.031590	$3,317	$6,160
9	$1,000,000	30%	$300,000	$300,000	50%	50%	$150,000	$150,000	0.031590	$4,739	$4,739
10	$1,000,000	30%	$300,000	$300,000	40%	60%	$120,000	$180,000	0.031590	$5,686	$3,791
11	$1,000,000	30%	$300,000	$300,000	0%	100%	$0	$300,000	0.031590	$9,477	$0

TOTAL TAX SAVED	(10 yrs on 10 yr deduction)	**$93,980**
TOTAL TAX PAID	(10 yrs on 10 yr deduction)	**$16,585**