BILL NO. R-12-08-01

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 3404 Conestoga Drive, Fort Wayne, Indiana 46808 (Conestoga, LLC)

WHEREAS, Petitioner has duly filed its petition dated July 30, 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 result in the occupation of an eligible vacant building under I.C. 6-1.1-12.1-4.8; and

WHEREAS, said project will create two full-time, permanent jobs for a total new, annual payroll of $52,000, with the average new annual job salary being $26,000 and retain twenty full-time, permanent jobs for a total current annual payroll of $622,601, with the average current, annual job salary being $31,130; and

WHEREAS, the total estimated project cost is $1,200,000; 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, 2016, 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:

- Said Resolution shall be filed with the Allen County Assessor;
- 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";

- 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 both a deduction of the assessed value of occupation of an eligible vacant building and real estate.

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 the occupation of the eligible vacant building and the estimate of the value of redevelopment or rehabilitation of the eligible vacant building, all contained in Petitioner's Statement of Benefits are reasonable and are benefits that can be reasonably expected to result from the proposed described redevelopment or rehabilitation.

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

- If the proposed occupation of the eligible vacant building does not occur, the approximate current year tax rates for this site would be $3.0261/$100.
- If the proposed occupation of the eligible vacant building occurs and no deduction is granted, the approximate current tax rate for the site would be $3.0261/$100 (the change would be negligible).
- If the proposed occupation of the eligible vacant building occurs, and a deduction percentage of fifty percent (50%) is assumed, the approximate current year tax rate for this would be $3.0261/$100 (the change would be negligible).
- If the proposed development does not occur, the approximate current year tax rates for this site would be $3.0261/$100.
- If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be $3.0261/$100 (the change would be negligible).
- If the proposed development occurs and a deduction percentage of fifty percent (50%) is assumed, the approximate current year tax rate for the site would be $3.0261/$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 occupation of the eligible vacant building shall be for a period of one year and the deduction from the assessed value of the real property shall be for a period of ten years.

SECTION 8. 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 9. That, the taxpayer is non-delinquent on any and all property tax due to jurisdictions within Allen County, Indiana.

SECTION 10. 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 this 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 11. 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

JUL 30 2012

12/2011

COMMUNITY DEVL.

ECONOMIC REVITALIZATION AREA APPLICATION
CITY OF FORT WAYNE, INDIANA

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

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

Total cost of real estate improvements: $1,200,000
Total cost of manufacturing equipment improvements: —
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: $1,200,000

GENERAL INFORMATION

Real property taxpayer's name: Conestoga, LLC

Personal property taxpayer's name: —

Telephone number: 260-483-2519

Address listed on tax bill: 7201 Engle Road Fort Wayne In 46804

Name of company to be designated, if applicable: Conestoga LLC

Year company was established: 5-1-2012

Address of property to be designated: 3404 Conestoga Drive, Fort Wayne In 46808

Real estate property identification number: 02-07-28-451-002.000-073

Contact person name: Burt R. Brunner, CPA The Bair CPA Group, Inc.

Contact person telephone number: 260-484-9655 Contact person Email: BBrunner@BairCPA.com

Contact person address: 3400 E. Coliseum Blvd., Suite 220, Fort Wayne, IN 46805

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
John Didier	Agent, Controller	7201 Engle Rd Ft Wayne, IN 46804	260-483-2519
Joel Harter	LLC Manager	(same)	(same)

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

NAME	PERCENTAGE
HDS LLC	100 %

☐ 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:
PACKAGING, WAREHOUSING AND DISTRIBUTION OF CONSUMER CLEANING PRODUCTS AND WATER CONDITIONING-RELATED CLEANERS AND PRODUCTS.

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 CHARACTER OF OCCUPANCY OF THE FORMER OWNER/TENANT LED TO A DETERIORATION OF IMPROVEMENTS THAT HAS IMPAIRED THE VALUE OF THE PROPERTY. EMPTY BUILDING THAT IMPAIRS THE VALUES OF THE SURROUNDING PROPERTIES.

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: 105 000 SQUARE FOOT METAL WAREHOUSE/MANUFACTURING BUILDING WITH ASPHALT PARKING LOT.

Describe the condition of the structure(s) listed above: POOR. THE STRUCTURE IS COMPLETELY COATED WITH OIL RESIDUE FROM THE PREVIOUS OWNER'S/TENANT'S OPERATIONS. EMPTY AND DETERIORATING.

Describe the improvements to be made to the property to be designated for tax abatement purposes: WE PLAN TO CLEAN THE PROPERTY OF ALL OIL RESIDUES AND HAZARDOUS MATERIALS, ENROLL IN THE STATE'S VOLUNTARY REMEDIATION PROGRAM, REPLACE ALL INEFFICIENT MECHANICAL SYSTEMS AND PURSUE A LEED CERTIFICATION FOR THE BUILDING.

Projected construction start (month/year): AUGUST, 2012

Projected construction completion (month/year): DECEMBER 2012

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

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

N/A

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)

☐ 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): ______

Equipment installation date (month/year): ______

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

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) EXHIBIT C AND EXHIBIT D.

Describe any structure(s) that is/are currently on the property: 105,000 SQUARE FOOT METAL BUILDING

Describe the condition of the structure(s) listed above: POOR AND DETERIORATING

Projected occupancy date (month/year): DECEMBER 2012

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.

THE PREVIOUS OWNER LISTED THE PROPERTY WITH A COMMERCIAL REAL ESTATE BROKER FOR SALE AT A PRICE OF $1.5 MILLION APPROXIMATELY 2.5 YEARS AGO. WE WERE TOLD THEY RECEIVED 3 OFFERS DURING THAT PERIOD OF TIME, INCLUDING OURS. WE ULTIMATELY PURCHASED THE BUILDING FOR $700,000 ON MAY 10, 2012.

NOTICE OF ASSESSMENT OF LAND AND STRUCTURES
State Form 45650 (R9 / 12-10)
Prescribed by Department of Local Government Finance

RECEIVED 68727-C
JUL 10 2012
BY:

FORM
11 C/I

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

Notice to the taxpayer of the Opportunity to Appeal (IC 6-1.1-15-1):
If a taxpayer does not agree with the action of the assessing official giving this notice, the County Property Tax Assessment Board of Appeals will review that action if you file a notice in writing with the Township Assessor (if any) or the County Assessor within fourty-five (45) days of the mailing of this notice. This written notice should include the name of the taxpayer, the address of the property, the key number or the parcel number of the property, the address of the taxpayer (if different from the property address), and the telephone number of the taxpayer. An appeal of this assessed value requires evidence relevant to the value of the taxpayer's property as of the assessment date.

Name and address of property owner	Legal description
CONESTOGA LLC 7201 ENGLE RD FORT WAYNE, IN 46804-2228	5-28-1-184 CENTENNIAL INDUSTRIAL PARK SEC VI LOT 47, 48 & 49
	Parcel or ID number: 02-07-28-451-002.000-073
	Property Address Number and Street, City, State and Zip Code: 3404 CONESTOGA DR

PREVIOUS ASSESSMENT		NEW ASSESSMENT EFFECTIVE MARCH 1, 2012	
LAND	$417,100	LAND	$417,100
STRUCTURES	$1,094,700	STRUCTURES	$1,036,000
TOTAL	$1,511,800	**TOTAL**	$1,453,100

Reason for revision of assessment:

THIS IS AN ANNUAL ASSESSMENT NOTICE, NOT A TAX BILL.

At this time, the amount of taxes you will be required to pay cannot be calculated given that the tax rates have not been established. This form serves as a notice of assessment for March 1, 2012. You have until **August 20, 2012** (45 days from the notice date below) to file an appeal. You will not be given an additional opportunity to file an appeal from your tax bill.

Per IC 6-1.1-4-4(b), a statewide General Reassessment commenced on July 1, 2010 and ended on March 1, 2012. Every parcel was physically inspected to ensure the accuracy of property characteristics. The Indiana Cost Schedules and Land Values were also updated for the first time in **10 years.**

Due to the current Market Value-in-Use system in Indiana, properties are assessed using 3 approaches to value: cost, income, and sales comparison. The taxpayer may provide supplemental information pertaining to these approaches (i.e. appraisals, building cost information, income and expense statements, lease agreements, comparable sales). We encourage supplying as much of this information as possible to better determine the Market Value-in-Use of the property.

To sign up for Electronic Tax Bills, Form 11's, and other Property Tax notices and for additional information and forms (including Income and Expense Surveys, Property Record Cards, Personal Property Forms, and Appeal Forms) please visit the Assessor's web page at www.allencountyassessor.org.

NEW! To view **comparable sales**, go to www.acimap.us/comps.

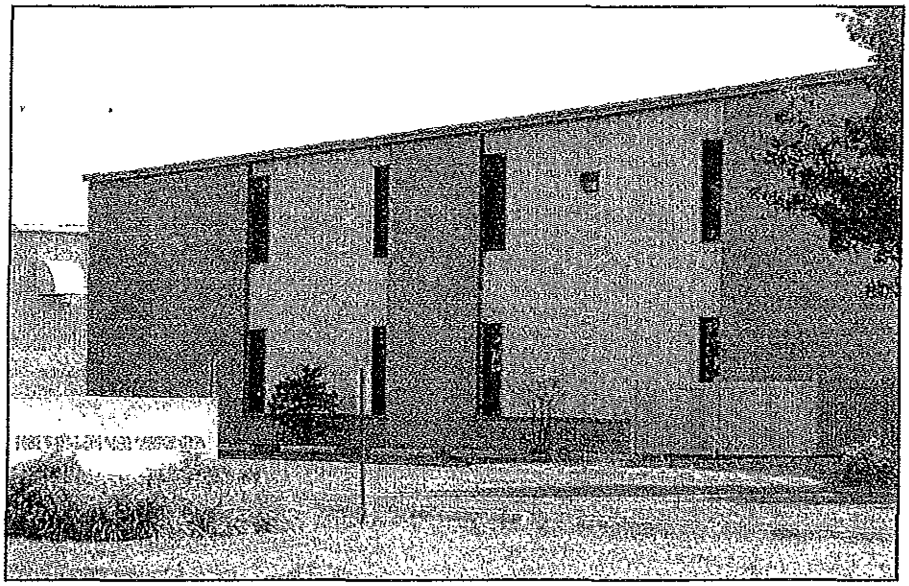
***This notice has been delivered by mail and may also be viewed as an electronic copy at www.acimap.us/pati.

If the change in assessment is due to a new home, you should be aware that there are many property tax benefits or deductions available. Please see INDIANA PROPERTY TAX BENEFITS (State Form 51781) available on the DLGF website www.IN.gov/dlgf. If the real property is reassessed because it has been rehabilitated, you may be eligible for rehabilitation deductions - see Form 322A or Form 322/RE. Other non-residential construction may be eligible for deductions - see Form 322/RE & Form 322/VBD.

County	Township	Date of notice (month, day, year)
Allen	WASHINGTON TOWNSHIP	JULY 6, 2012
Township Assessor: ALLEN COUNTY ASSESSOR - STACEY O'DAY		Telephone number: (260) 449-7501
Address (number and street, city, state and ZIP code): 1 EAST MAIN STREET SUITE 415 FORT WAYNE, IN 46802		

EXHIBIT C

CONESTOGA, LLC
PG 1|3
EXHIBIT D



LINDA LIPP

Summit Brands acquired the former Fort Wayne Foundry operation in the Centennial Industrial Park in Fort Wayne and expects to move in by the end of the year.

Summit Brands acquires former FW Foundry site

Like facility in Columbia City, it will require some environmental cleanup

BY LINDA LIPP
lindal@fwbusiness.com

The former Fort Wayne Foundry property in the Centennial Industrial Park has been purchased by Summit Brands, a privately owned specialty cleaning and water treatments products manufacturer based in Fort Wayne.

It will be the second of the defunct foundry's properties to be rehabbed for a new purpose. In 2011, Advanced Materials Development LLC, a subsidiary of Fort Wayne Metals Research Products Corp., purchased the foundry's former Columbia City works. The company is using the 115,000-square-foot building to process stainless steel, nickel, cobalt and titanium alloys that are used in its precision and medical-grade wire products.

Both buildings carried some environmental baggage as a result of their previous uses. An environmental assessment detected evidence of a past spill at the Columbia City site that had not been reported, for example, and the machining building in Fort Wayne had some contamination from oil and machine lubricant fluids.

"Both buyers were able to get past that," said Alex Genova of CBRE/Sturges, who represented BBK Ltd., the receiver/seller of the foundry's properties.

"I don't think the issues were as much environmental as much as finding a buyer and a user that had a vision for it," said Alan Tio, president of the Whitley County Economic Development Corp. "They understood that there was still a lot of value in the building."

But Genova gives a lot of credit to various economic-development agencies and departments in Whitley County and Fort Wayne for making the two deals possible.

"The ED people were really key with getting the properties sold and cleaned up," he said.

Summit Brands plans to use the 103,000-square-foot property, on nearly eight acres at 3404 Conestoga Drive, to consolidate some of its operations that are scattered across several sites and provide room for future growth.

"Our business continues to expand," said Joel Harter, owner and CEO of the company founded in 1958 by his father. "We found

See SUMMIT on PAGE 7

CONESTOGA, LLC PG 2\3 EXHIBIT D

SUMMIT: City provided brownfield grants

Continued from PAGE 3

ourselves in need of additional space."

Fort Wayne Foundry filed for bankruptcy in 2009 and laid off workers at its Conestoga and Lima Road plants that year before closing its last plant, in Columbia City, in 2010. The foundry used the Conestoga building for the machining of aluminum castings, primarily for the automotive industry.

For Harter, the building was a good fit despite the environmental issues that will have to be addressed. "We like the central location and the size of the building and that it has additional acreage," he said.

The company is applying for state and local grants to help with the cleanup, "and the city of Fort Wayne has been an excellent partner on that," he added.

The city helped Summit with funds for a two-phase environmental assessment at the property. Fort Wayne provided about $16,000 of the $20,000 cost with an 80-20 matching grant through the CEDIT Brownfield Grant Program. The building owner also was approved for a brownfield remediation grant of up to $30,000 through the same program. That grant requires no matching funds.

But Harter's plans go beyond mere cleanup. The company, which has hired the Strahm Group as its contractor, intends to redevelop the building to Leadership in Energy and Environmental Design standards.

The transformation of the foundry's Columbia City plant by Fort Wayne Metals, which spent $12.9 million on the project, also was impressive, Genova said.

"It's amazing what they did to that building," he said.

That project also took advantage of a brownfield grant program, as well as tax credits and training grants offered by the Indiana Economic Development Corp. and a Whitley County tax abatement.

"We worked with local, state and federal parties to identify all the resources in our toolbox," Tio said.

Harter hopes to be able to have the Conestoga building in use by the end of the year. The company currently has 85 employees, mostly in Fort Wayne. Consolidating operations should improve efficiency and pave the way for additional jobs.

"We're always looking for people in many parts of our business," Harter said. "We're in an expansion mode."

Summit was founded as Iron Out Inc. and began by distributing its multipurpose rust stain remover, Super Iron Out, in the Midwest. The company has grown over the years through acquisitions and the development of new product lines, and expanded its distribution to international markets in the 1980s.

GW MICRO: Ads generate half-million hits

Continued from PAGE 5

"Having full control of the user interface also means that unlike the official Skype client, GWConnect's interface will not dramatically change from version to version," the announcement said. "When you learn how to use GWConnect today, you can be confident that your knowledge will continue to apply in the future as new versions are released."

Most users can learn to operate GWConnect in an hour, Weirich said. It has been downloaded about 22,000 times, and people are using it to video chat in a dozen different languages.

When GWConnect is not used with the Window-Eyes screen reader, users hear a 30-second commercial every half hour. At first, the commercials were focused on GW Micro products, Weirich said.

"It became pretty successful. We had people calling us and thought we'd open it to other companies," he said. "Primarily, it's been people who sell assistive technology products — people like ourselves. There are other companies around the world that are just selling products and not developing them. They might sell talking watches or any number of things."

The commercials have generated half a million hits. Advertisers trying to reach the blind and visually impaired have found GWConnect useful because there is not a lot of media targeting that audience, Weirich said.

"In most of the world, there's an assumption that 2 percent of the population is low vision and a tenth of that is totally blind," he said. "As the population gets older, that is expected to increase, especially the low vision."

GW Micro has up to 80 distributors who were contacted about the opportunity to advertise on GWConnect, and Weirich believes there are hundreds of business around the world selling products designed specifically for the blind and visually impaired.

The commercials provide a new source of revenue for the company as well as funding to cover GWConnect support costs. And in a promotional sense, they have "opened up new avenues for us because people who use competing products are using GWConnect, so they're learning more about us," Weirich said.

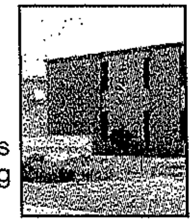
"We've been pleasantly surprised at how popular it's become."

Conestoga, LLC
Pg 3/3

GREATER • FORT WAYNE
Business Weekly

JULY 13-19, 2012 | Daily updates at www.fwbusiness.com | $1.00

LOCAL NEWS
Forging ahead
Summit Brands buys FW Foundry building
PAGE 3



Damage forecast from storms still not clear

Ball State researcher says costs could range from $15M to $30M

BY DOUG LEDUC
dougl@fwbusiness.com

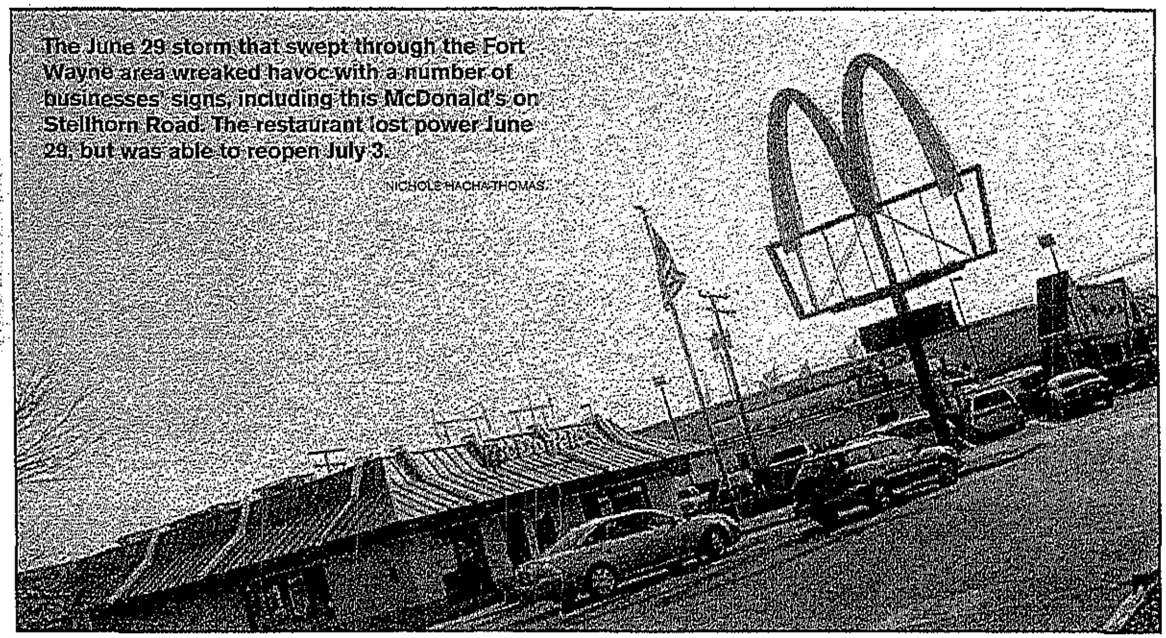
DISASTER ASSISTANCE
■ If your business sustained damage from the storms, you can report it online at www.in.gov/dhs.

Indiana Michigan Power replaced up to 100 transformers and 300 utility poles in Allen County and surrounding counties — including 220 Fort Wayne-area poles — in a massive effort to restore power knocked out by storms late last month and early this month.

On July 10, the power company was among the businesses and individuals still assessing damage from the storms. "We don't have a number yet. We're in the process of getting that," said Sarah Bodner, director of communications and community relations for I&M.

Local officials have been encouraging businesses and individuals to report damage to Indiana's Department of Homeland Security at

See DAMAGE on PAGE 22



The June 29 storm that swept through the Fort Wayne area wreaked havoc with a number of businesses' signs, including this McDonald's on Stellhorn Road. The restaurant lost power June 29, but was able to reopen July 3.
NICHOLE HACHA-THOMAS

Jill Nichols began working at Vera Bradley Inc. in 1989, becoming chief operating officer in 1997. Prior to the company holding its initial public offering, she was named

Vera Bradley exec fashions new chapter

Jill Nichols will devote time to family, giving back

BY LINDA LIPP
lindal@fwbusiness.com

Vera Bradley Inc. executive Jill Nichols never imagined when she started work as controller at

By contrast, revenue for Vera Bradley's most recent fiscal year totaled about $461 million, its market capitalization is currently at about $887 million and it now has more than 2,000 employees.

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
WAREHOUSE (A)	53-7062	9	268,370
PRODUCTION (B)	51-9111	11	354,231
(A) LABORERS AND MATERIAL MOVERS			
(B) PACKAGING/FILLING OPERATORS			

PAID THROUGH SUMMIT BRANDS (IRON OUT, INC.) OR PRO PRODUCTS LLC

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
WAREHOUSE	53-7062	9	268,370
PRODUCTION	51-9111	11	354,231

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
WAREHOUSE	53-7062	1	26,000
PRODUCTION	51-9111	1	26,000

PUBLIC BENEFIT INFORMATION

Current Part-Time or Temporary Jobs NONE N/A

Occupation	Occupation Code	Number of Jobs	Total Payroll

Retained Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll

Additional Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll

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
- [ ] Disability Insurance
- [ ] Tuition Reimbursement
- [x] Life Insurance
- [x] Dental Insurance

List any benefits not mentioned above: —

When will you reach the levels of employment shown above? (month/year): DECEMBER 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. <u>(Property tax bill legal descriptions are not sufficient.)</u> Should be marked as Exhibit A.** ✓

3. **Check for non-refundable application fee made payable to the <u>City of Fort Wayne</u>.** $1,000

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

N/A 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] for Conestoga, LLC

Signature of Taxpayer/Owner

JOHN DIDIER, CFO

Printed Name and Title of Applicant

7/27/2012

Date

CITY OF FT WAYNE

JUL 30 2012 *ajw*

COMMUNITY DE...

STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS

State Form 51767 (R2 / 1-07)
Prescribed by the Department of Local Government Finance

20 11 PAY 20 12
FORM SB-1 / Real Property

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)

INSTRUCTIONS:

1. *This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body* ***BEFORE*** *the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. "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 initiation of the redevelopment or rehabilitation,* ***BEFORE*** *a deduction may be approved.*
3. *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.*
4. *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)]*
5. *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: CONESTOGA LLC		
Address of taxpayer (*number and street, city, state, and ZIP code*): 7201 ENGLE ROAD FORT WAYNE IN 46804		
Name of contact person: BURT R BRUNNER CPA	Telephone number: 260-484-9655	E-mail address: BBRUNNER@BAIRCPA.com

SECTION 2 — LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body: FORT WAYNE COMMON COUNCIL		Resolution number:
Location of property: 3404 CONESTOGA DR. FW IN 46808	County: ALLEN	DLGF taxing district number: 02 073 FW WASH
Description of real property improvements, redevelopment, or rehabilitation (*use additional sheets if necessary*): CLEAN PROPERTY OF ALL OIL RESIDUES / HAZARDOUS MATERIALS; ENROLL IN STATE'S VOLUNTARY REMEDIATION PROGRAM; SEEK LEED CERTIFICATION; REPLACE ALL INEFFICIENT MECHANICAL SYSTEMS		Estimated start date (*month, day, year*): 8-31-2012 Estimated completion date (*month, day, year*): 12-31-2012

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

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
20	622 601	20	622 601	2	52 000

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.	REAL ESTATE IMPROVEMENTS COST	REAL ESTATE IMPROVEMENTS ASSESSED VALUE 3/1/12
Current values	711 557	711 557 1453 100
Plus estimated values of proposed project	1,200 000	1,200 000
Less values of any property being replaced	—	—
Net estimated values upon completion of project	1,911 557	1911 557

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]	CFO	7/27/2012

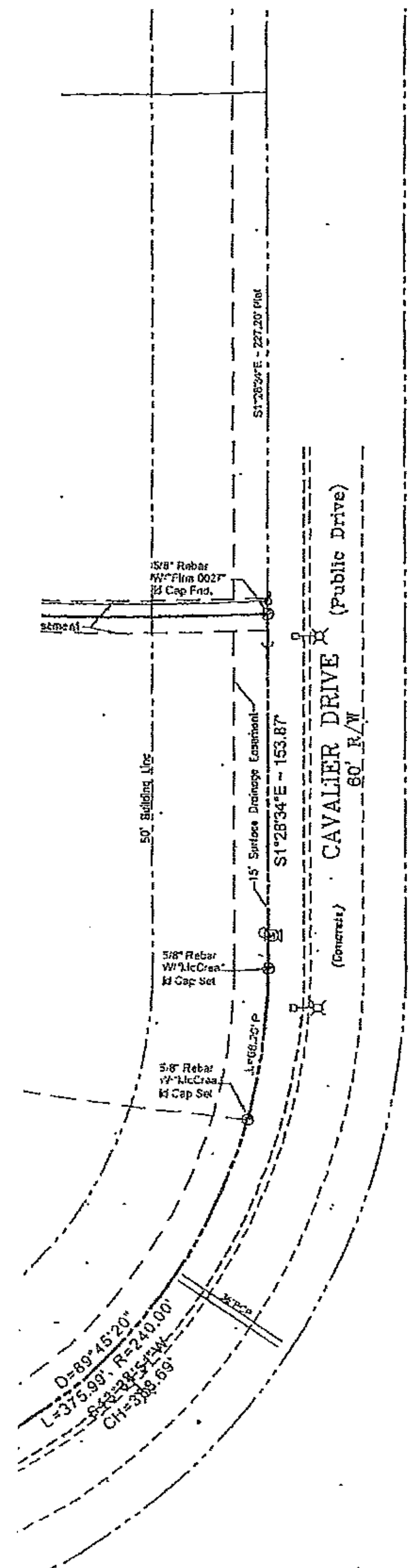


Exhibit A

Commitment No.: 4035-25688

Note Corresponding to Schedule B

Subject To:

12 Terms and provisions of General Ordinance No. G-30-00, or Ordinance of the purpose of vacating a dedicated utility easement, recorded as Instrument 200077762. (Affect property and plotted)

13 Terms and provisions of restrictions recorded in Instrument 81-7668. (Subject To)

14 Terms and provisions of Centennial Industrial Park Renewal Project Urban Renewal plan recorded as Instrument 85-10805. (Subject To)

15 Terms and provisions of Agreement for the Construction, Maintenance, and Repair of a Storm Water Detention Basin recorded as Instrument 960014838. (Subject To)

16 Covenants, conditions, restrictions and other provisions but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin as contained in instrument recorded in Plat Cabinet A, page 7 and Document Number 87-32056. (Subject To)

X

Commitment Legal Description

Tract A

Lot Number 47 in Centennial Industrial Park, Section VI, an Addition to the City of Fort Wayne, according to the plat thereof, as recorded in Cabinet A, page 7, in the Office of the Recorder of Allen County, Indiana.

Tract B

Lots Numbered 48 and 49 in Centennial Industrial Park, Section VI, an Addition to the City of Fort Wayne, according to the plat thereof, as recorded in Cabinet A, page 7, in the Office of the Recorder of Allen County, Indiana.

Miscellaneous Notes

1. THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

2. THERE IS NO INFORMATION ON PROPOSED CHANGES IN RIGHT OF WAY LINES FROM THE CONTROLLING JURISDICTION. ALSO THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS

3. THERE IS NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

4. THIS SURVEY DESCRIBES THE SAME PROPERTY AS THAT DESCRIBED IN METROPOLITAN TITLE OF INDIANA, LLC COMMITMENT NUMBER 4035-25688

Surveyor's Report

In accordance with Title 865, Article 1, Rule 12, Section 1 through 30 of the Indiana Administrative Code, the following opinion is submitted regarding the various uncertainties in the locations of the lines and corners established on this parcel as a result of:

A) Variances and availability in the reference monuments. They are considered as follows: plotted and recorded distances, retracing previous surveyor's footsteps, monuments found, and physical objects found that have documents that can verify their location of monuments or property and/or boundary lines.
B) Discrepancies in the record descriptions and plats: none
C) Inconsistencies in lines of occupation: None -
D) Relative Positional Accuracy : Suburban Survey,

An electronic total station and data collector were used to collect data for physical location of pavement and lot corner monumentation was accomplished employing the total station using standard radial surveying techniques and dual GPS receivers. The bearing used as basis for this survey was derived by dual frequency GPS receivers connected to INDOT CORS Network.

Intent: To perform a retracement survey of the real estate described herein

Monuments found: Shown on plat.

Ambiguities None

Discussion:

The survey was done as an ALTA/ACSM Land Title survey conforming to 2011 standards, however the title company did not provide zoning information, adjoining property documents. The Section corner monuments needed for the survey were found and noted on survey. Found monuments and record descriptions were used to establish the

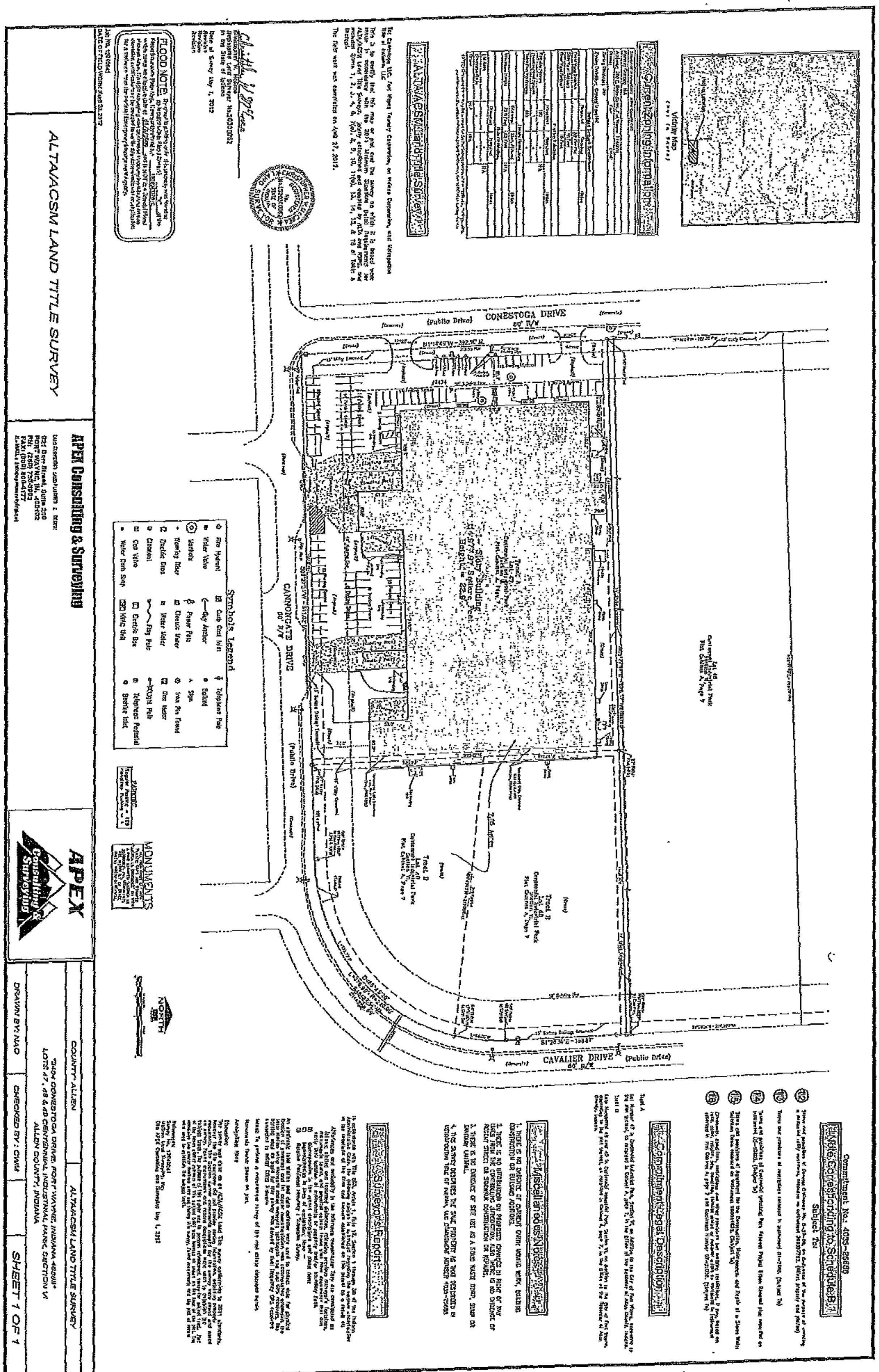
CONESTOGA, LLC

EXHIBIT A

PG 1 of 2

ENLARGED FROM PAGE 2

Exhibit A



CONESTOGA LLC

EXHIBIT A

PG 2 of 2

MEMORANDUM

TO: City Council

FROM: Adam Welch, Economic Development Specialist

DATE: August 7, 2012

RE: Request for designation by Conestoga, LLC as an ERA for eligible vacant building and real property improvements

BACKGROUND

PROJECT ADDRESS:	**3404 Conestoga Drive**	PROJECT LOCATED WITHIN:	**N/A**
PROJECT COST:	**$1,200,000**	COUNCILMANIC DISTRICT:	**3**

COMPANY PRODUCT OR SERVICE:	**Conestoga, LLC packages, warehouses, and distributes consumer cleaning products and water conditioning-related cleaners and products.**
PROJECT DESCRIPTION:	**Conestoga, LLC will clean the property of all oil residues and hazardous materials, enroll in the state's voluntary remediation program, replace all inefficient mechanical systems, and pursue a LEED Certification for the vacant building.**

CREATED		RETAINED	
JOBS CREATED (FULL-TIME):	**2**	JOBS RETAINED (FULL-TIME):	**20**
JOBS CREATED (PART-TIME):	**N/A**	JOBS RETAINED (PART-TIME):	**N/A**
TOTAL NEW PAYROLL:	**$ 52,000**	TOTAL RETAINED PAYROLL:	**$622,601**
AVERAGE SALARY (FULL-TIME NEW):	**$ 26,000**	AVERAGE SALARY (FULL-TIME RETAINED):	**$31,130**

COMMUNITY BENEFIT REVIEW

Yes ☒ **No** ☐ **N/A** ☐ — Project will encourage vacant or under-utilized land appropriate for commercial or industrial use?
Explain: The previous owner listed the property for sale two and a half years ago. It was purchased by Conestoga, LLC on May 10, 2012.

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; General Industrial

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?
Explain: If possible, Conestoga, LLC's construction will result in LEED certification

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: Two full-time jobs 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 172% 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 of full-time jobs created is 206% 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 real property is ten years.
2. The period of deduction for eligible vacant building is one year.

Under Fort Wayne Common Council's tax abatement policies and procedures, Conestoga, LLC is eligible for a ten year deduction on real property improvements. Conestoga, LLC has also requested a vacant building abatement. Attached is a spreadsheet that shows how the application scored under the review system

COMMENTS

Signed: Adam J. Welch
Economic Development Specialist

Reviewed: Elissa McGauley
Economic Development Specialist

COMMUNITY DEVELOPMENT DIVISION

Real Property Abatements

Tax Abatement Review System

	Points Possible	Points Awarded
Total new investment in real property (new structures and/or rehabilitation)		
Over $1,000,000	10	10
$500,000 to $999,999	8	
$100,000 to $499,999	6	
Under $100,000	4	
Total number of jobs created and/or retained		
Over 150	10	
75 to 149	8	
25 to 74	6	
10 to 24	4	4
Under 10	2	
Current # of employees increases 50-99%	6	
Current # of employees increases 100% or more	8	
Average annual salary of full-time jobs created and/or retained are % of the Federal Minimum Wage		
Greater than 300% of the Federal Minimum Wage	10	
201% to 300% of the Federal Minimum Wage	7	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	
Project involves new or startup business	5	
Construction uses green building techniques (ie LEED Certification)	5	
Construction uses techniques to minimize impact on Combined Sewer Overflows (CSOs)	2	
Project is located in a HUBzone	10	
	Total	26

7 to 11 points - Three Year Abatement
12 to 16 points - Five Year Abatement
17 to 23 points - Seven Year Abatement
24 to 67 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%**

Admn. Appr.____________

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Conestoga, LLC is requesting the designation of an Economic Revitalization Area for real property improvements in the amount of $1,200,000. In order to expand, Conestoga, LLC will refurbish and occupy a vacant manufacturing building while also replacing all inefficient mechanical systems.**

EFFECT OF PASSAGE: **Restoring the building and replacing the mechanical systems will allow Conestoga, LLC to remediate an eligible vacant building. Two full-time jobs will be created.**

EFFECT OF NON-PASSAGE: **Potential loss of development and two full-time jobs.**

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

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