

**A DECLARATORY RESOLUTION designating an
"Economic Revitalization Area" under I.C. 6-1.1-
12.1 for property commonly known as 2000
Wayne Trace, Fort Wayne, Indiana 46803 (Old
Fort Supply Company, Inc.)**

WHEREAS, Petitioner has duly filed its petition dated October 22, 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 retain ten full-time and five part-time, permanent jobs for a total current annual payroll of \$516,555, with the average current, annual job salary being \$34,437; and

WHEREAS, the total estimated project cost is \$51,400; 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:

- (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 a deduction of the assessed value of personal
3 property for new 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 new information technology equipment, all
7 contained in Petitioner's Statement of Benefits, are reasonable and are benefits that can be
8 reasonably expected to result from the proposed described installation of new information
9 technology equipment.

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

12 (a) If the proposed new information technology equipment is not installed, the
13 approximate current year tax rates for this site would be \$3.1537/\$100.

14 (b) If the proposed new information technology equipment is installed and no
15 deduction is granted, the approximate current year tax rate for the site would be
16 \$3.1537/\$100 (the change would be negligible).

17 (c) If the proposed new information technology equipment is installed and a
18 deduction percentage of eighty percent (80%) is assumed, the approximate
19 current year tax rate for the site would be \$3.1537/\$100 (the change would be
20 negligible).

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22 and confirmed, or rescinded after public hearing and receipt by Common Council of the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

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

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

30 **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 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

1 intentionally providing false information concerning the property owner's plans to continue
2 operation at the facility.

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

5 _____
6 Member of Council

7 APPROVED AS TO FORM AND LEGALITY

8 _____
9 Carol Helton, City Attorney

CITY OF FT WAYNE

12/2011



OCT 22 2012

ajr

COMMUNITY DEVL
ECONOMIC REVITALIZATION AREA APPLICATION
CITY OF FORT WAYNE, INDIANA

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

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

Total cost of real estate improvements:

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:

51,400.00

TOTAL OF ABOVE IMPROVEMENTS:

51,400.00

GENERAL INFORMATION

Real property taxpayer's name: OLD FORT Supply Company, Inc.

Personal property taxpayer's name: _____

Telephone number: 260-422-2436Address listed on tax bill: 2000 WAYNE TRACE FORT WAYNE, INDIANA 46803

Name of company to be designated, if applicable: _____

Year company was established: 1914Address of property to be designated: 2000 WAYNE TRACE FORT WAYNE, INDIANA 46803

Real estate property identification number: _____

Contact person name: DENNIS E BRAUNContact person telephone number: 260-422-2436 Contact person Email: DBRAUN@OLD FORT Supply. ComContact person address: 2000 WAYNE TRACE FORT WAYNE INDIANA 46803

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
DENNIS E BRAUN	PRESIDENT	2000 WAYNE TRACE FT WAYNE	260-422-2436
STEVE BOGIMUSCHUTZ	VICE PRESIDENT	" " " " "	" " " "
DARLENE HOOT	CONTROLLER	" " " " "	" " " "
TROY HILEMAN	OPERATIONS MANAGER	" " " " "	" " " "

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

NAME	PERCENTAGE
DENNIS F BRAUN	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: MASONRY, FIREPLACE, GARAGE DOOR, OPERABLE WALL, LANDSCAPE MATERIAL DISTRIBUTOR

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?

VERIZON / FRONTIER LIMITED PHONE SERVICE REQUIRES TO NEW PHONE SYSTEM AND COMPUTER SOFTWARE

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)

INFORMATION TECHNOLOGY NEW COMPUTER PROGRAM &
SOFTWARE - NEW INTERNET BASED PHONE SYSTEM
TARU COMCAST

☐ 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): 10-2012 PHONES COMPUTER SOFTWARE (?)

Equipment installation date (month/year): 10-2012 PHONES COMPUTER SOFTWARE 2012

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

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
President	11-1011	1	109,000.00
U.P. Sales	11-0000	1	61,765.08
Sales Personnel	41-3099	3	109,200.00
Financial Mgrs	11-3031	1	34,500.00
Purchasing Mgt	13-1022	1	45,310.00

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll

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
Truck Driver		1	34,000
FP Installer	49-9799	1	31,200
GD Installer	49-9799	1	31,200

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll

PUBLIC BENEFIT INFORMATION

Current Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
Retail Sales	41-2031	2	29,200.00
Accounting Clerks	43-3031	2	29,380.00

Retained Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
Helper Installation	49-9098	1	2,000.00

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:

☐ Pension Plan

☒ Major Medical Plan

☐ Disability Insurance

☐ Tuition Reimbursement

☒ Life Insurance

☐ Dental Insurance

List any benefits not mentioned above:

HEALTH SAVINGS ACCOUNT

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

REQUIRED ATTACHMENTS

The following must be attached to the application.

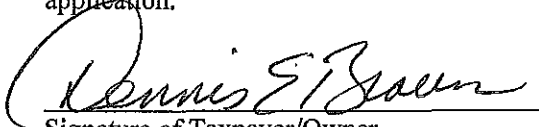
1. **Statement of Benefits Form(s) (first page/front side completed)**
2. **Full legal description of property and a plat map identifying the property boundaries. (Property tax bill legal descriptions are not sufficient.) Should be marked as Exhibit A.**
3. **Check for non-refundable application fee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

DENNIS E BRAUN
Printed Name and Title of Applicant

10-12-2012
Date



STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51764 (R2 / 12-11)

Prescribed by the Department of Local Government Finance

CITY OF FT WAYNE

OCT 22 2012

COMMUNITY DEVL

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).

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 or with the county assessor if there is no township assessor for the township. 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, unless an alternative deduction schedule is adopted by the designating body (IC 6-1.1-12.1-17).

SECTION 1		TAXPAYER INFORMATION							
Name of taxpayer OLD FORT SUPPLY COMPANY, INC.									
Address of taxpayer (number and street, city, state, and ZIP code) 2000 WAYNE TRACE FORT WAYNE, INDIANA 46803									
Name of contact person DENNIS E BRAUN		Telephone number 260-422-2436							
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT							
Name of designating body OLD FORT SUPPLY COMPANY, INC		Resolution number (s)							
Location of property 2000 WAYNE TRACE FORT WAYNE, IND		County ALLEN	DLGF taxing district number						
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)		ESTIMATED							
		START DATE	COMPLETION DATE						
		Manufacturing Equipment							
		R & D Equipment							
		Logist Dist Equipment							
		IT Equipment	10-2012 2-2013						
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT							
Current number 15	Salaries 516,555	Number retained 15	Salaries 516,555	Number additional 0	Salaries 0				
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								51,200	51,200
Plus estimated values of proposed project									
Less values of any property being replaced								1700.00	1700.00
Net estimated values upon completion of project								49,500	49,500
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 Dennis E Braun						Title PRESIDENT		Date signed (month, day, year) 10-12-12	



2007053880

RECORDED ON
09/25/2007 01:19:38PM
JOHN MCGAULEY
ALLEN COUNTY RECORDER
FORT WAYNE, IN

REC FEE: 22.00
TRANS # 9203

Exhibit A

Mail Tax Bills To:
Grantee
2000 Wayne Trace
Fort Wayne, IN 46803

CORPORATE DEED

Wayne

THIS INDENTURE WITNESSETH, that OLD FORT SUPPLY COMPANY, INC., a corporation organized and existing under the laws of the State of Indiana ("Grantor"), CONVEYS AND WARRANTS to MODERN MASONRY SUPPLY COMPANY, INC., an Indiana corporation ("Grantee"), in consideration of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Allen County, in the State of Indiana:

02-13-07-153-006-000-074

See attached Exhibit "A".

02-13-07-326-004-000-074

Property Address: 2000 Wayne Trace, Fort Wayne, IN 46803

Subject to that certain mortgage given to Tower Bank & Trust Company, in the original principal sum of \$341,076.94, recorded February 10, 2003, as Document No. 203014087, which the Grantee herein assumes and agrees to pay as a part of the consideration for this conveyance.

Subject to all current real estate taxes and assessments and all subsequent taxes and assessments.

Subject to all easements, restrictions and limitations of record.

The undersigned person executing this deed represents and certifies on behalf of the Grantor, that the undersigned is a duly elected officer of the Grantor and has been fully empowered by proper resolution, or the by-laws of the Grantor, to execute and deliver this deed; that the Grantor is a corporation in good standing in the State of its origin and, where required, in the State where the subject real estate is situate; that the Grantor has full corporate capacity to convey the real estate described; and that all necessary corporate action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 31st day of August, 2007.

OLD FORT SUPPLY COMPANY, INC.

By: Donald Menze
Donald Menze, President

STATE OF INDIANA, COUNTY OF ALLEN §§:

Before me, the undersigned, a Notary Public in and for said County and State, this 31st day of August, 2007, personally appeared Donald Menze, the President of OLD FORT SUPPLY COMPANY, INC., who acknowledged the execution of the foregoing deed for and on behalf of said Grantor and who, having been duly sworn, stated that the representations therein contained are true.

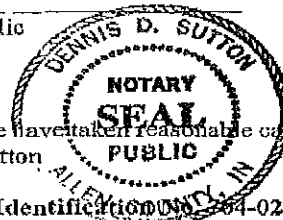
Dennis D. Sutton

My Commission Expires:

Notary Public

December 2, 2008

Printed: Dennis D. Sutton
County of Residence: Allen



Pursuant to IC 36-2-11-15(d): I/We affirm, under the penalties for perjury, that I/we have taken reasonable care to redact each Social Security number in this document, unless required by law. Dennis D. Sutton

This Instrument Prepared by: Dennis D. Sutton, Attorney at Law - Attorney Identification Number 04-02
Mail To: Burt, Blee Box

FILED

SEP 24 2007

SALES DISCLOSURE
FORM

AUDITOR'S OFFICE
Duly entered for taxation. Subject
to final acceptance for transfer.

SEP 24 2007

38433
Elizabeth A. Glaser
AUDITOR OF ALLEN COUNTY

22

BOX: Burt Blee

Exhibit A

PARCEL A:

A PARCEL OF LAND LOCATED IN SECTION 7, TOWNSHIP 30 NORTH, RANGE 13 EAST, ALLEN COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 7, SAID CORNER BEING LOCATED IN THE CENTER OF ANTHONY BOULEVARD IN THE CITY OF FORT WAYNE, INDIANA; THENCE SOUTH 89 DEGREES 35 MINUTES EAST (DEED BEARING BASE) ALONG THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER, A DISTANCE OF 223.04 FEET TO THE POINT OF BEGINNING. BEGINNING AT THE ABOVE DESCRIBED POINT; THENCE CONTINUING ALONG THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER, SOUTH 89 DEGREES 35 MINUTES EAST, A DISTANCE OF 327.40 FEET TO THE SOUTHEAST CORNER OF A 4.31 ACRE TRACT CONVEYED TO FAH SUPPLY CO. (DEED RECORD 474, PAGES 115 & 116); THENCE NORTH 0 DEGREES 47 MINUTES EAST, A DISTANCE OF 198.25 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE (NOW OR FORMERLY) PENNSYLVANIA RAILROAD (FORMERLY THE CINCINNATI, FINDLAY AND FORT WAYNE RAILWAY COMPANY); THENCE ALONG SAID RAILROAD RIGHT-OF-WAY BY THE FOLLOWING FIVE COURSES; SOUTH 63 DEGREES 25 MINUTES EAST, A DISTANCE OF 45.0 FEET; THENCE SOUTH 53 DEGREES 08 MINUTES EAST, A DISTANCE OF 312.30 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 693.42 FEET, AN ARC LENGTH OF 47.89 FEET (CHORD BEARS SOUTH 55 DEGREES 06 MINUTES 43 SECONDS EAST, A CHORD DISTANCE OF 47.88 FEET); THENCE NORTH 27 DEGREES 55 MINUTES EAST, A DISTANCE OF 58.35 FEET; THENCE SOUTH 62 DEGREES 05 MINUTES EAST, A DISTANCE OF 490.0 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF C STREET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 27 DEGREES 34 MINUTES WEST, A DISTANCE OF 72.5 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE (NOW OR FORMERLY) PENNSYLVANIA RAILROAD (FORMERLY THE PITTSBURG, FORT WAYNE AND CHICAGO RAILWAY COMPANY); THENCE ALONG SAID RAILROAD RIGHT-OF-WAY BY THE FOLLOWING FOUR COURSES; ALONG A CURVE TO THE LEFT (NOT NORMALLY TANGENT TO THE LAST DESCRIBED COURSE) HAVING A RADIUS OF 1360.23 FEET, AN ARC LENGTH OF 231.16 FEET (CHORD BEARS NORTH 74 DEGREES 13 MINUTES WEST, A CHORD DISTANCE OF 230.88 FEET) TO THE POINT OF COMPOUND CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 872.21 FEET, AN ARC LENGTH OF 583.83 FEET (CHORD BEARS SOUTH 81 DEGREES 46 MINUTES 30 SECONDS WEST, A CHORD DISTANCE OF 572.99 FEET); THENCE SOUTH 62 DEGREES 34 MINUTES WEST, A DISTANCE OF 90.0 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 596.74 FEET, AN ARC LENGTH OF 164.60 FEET (CHORD BEARS SOUTH 70 DEGREES 28 MINUTES 53 SECONDS WEST, A CHORD DISTANCE OF 164.08 FEET); THENCE NORTH 0 DEGREES 04 MINUTES WEST, A DISTANCE OF 246.55 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES WEST, A DISTANCE OF 62.20 FEET; THENCE NORTH 0 DEGREES 02 MINUTES 32 SECONDS WEST, A DISTANCE OF 150.12 FEET TO THE POINT OF BEGINNING. THIS DESCRIPTION DESCRIBES THE AREA CONTAINED IN DEED RECORD 79-5885, DEED RECORD 79-29005 AND DEED RECORD 86-28040, AS

(CONTINUED)

Exhibit A

FOUND IN THE ALLEN COUNTY RECORDER'S OFFICE.

PARCEL B:

A PARCEL OF LAND LOCATED IN SECTION 7, TOWNSHIP 30 NORTH, RANGE 13 EAST, ALLEN COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE FORMER FINDLAY, FORT WAYNE AND WESTERN RAILROAD, NOW THE PENNSYLVANIA RAILROAD, WITH THE EAST LINE OF A PUBLIC THOROUGHFARE, IN THE CITY OF FORT WAYNE, KNOWN AS ANTHONY BOULEVARD, AS SAID LINE IS SITUATED 30.0 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 7; THENCE NORTH ALONG THE AFORESAID BOULEVARD LINE, A DISTANCE OF 84.0 FEET; THENCE EAST BY A DEFLECTION RIGHT OF 90 DEGREES 00 MINUTES, A DISTANCE OF 190.0 FEET; THENCE NORTH BY A DEFLECTION LEFT OF 90 DEGREES 00 MINUTES, A DISTANCE OF 123.1 FEET TO THE SOUTH LINE OF WAYNE TRACE, AS WIDENED BY DECLARATORY RESOLUTION NO. 254-1913; THENCE SOUTHEASTERLY ALONG SAID STREET LINE, BY A DEFLECTION RIGHT OF 123 DEGREES 29 MINUTES, A DISTANCE OF 550.2 FEET TO THE POINT OF BEGINNING. BEGINNING AT THE ABOVE DESCRIBED POINT; THENCE CONTINUING ALONG SAID STREET LINE, SOUTH 56 DEGREES 18 MINUTES 02 SECONDS EAST (DEED BEARING BASE), A DISTANCE OF 175.62 FEET; THENCE SOUTH 0 DEGREES 04 MINUTES 43 SECONDS EAST, A DISTANCE OF 196.56 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE PENNSYLVANIA RAILROAD (FORMERLY THE CINCINNATI, FINDLEY & FORT WAYNE RAILWAY COMPANY); THENCE ALONG SAID RIGHT-OF-WAY LINE BY THE FOLLOWING THREE COURSES; NORTH 62 DEGREES 23 MINUTES 02 SECONDS WEST, A DISTANCE OF 193.32 FEET; THENCE SOUTH 27 DEGREES 36 MINUTES 58 SECONDS WEST, A DISTANCE OF 8.0 FEET; THENCE NORTH 62 DEGREES 23 MINUTES 02 SECONDS WEST, A DISTANCE OF 82.35 FEET; THENCE NORTH 30 DEGREES 21 MINUTES 55 SECONDS EAST, A DISTANCE OF 200.97 FEET TO THE POINT OF BEGINNING. THIS DESCRIPTION DESCRIBES THE AREA CONTAINED IN DEED RECORD 77-37163 AND DEED RECORD 84-4764 AS FOUND IN THE ALLEN COUNTY RECORDER'S OFFICE.

PARCEL C:

A PARCEL OF LAND LOCATED IN SECTION 7, TOWNSHIP 30 NORTH, RANGE 13 EAST, 2ND PRINCIPAL MERIDIAN, ALLEN COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 7, SAID CORNER BEING LOCATED IN THE CENTER OF ANTHONY BOULEVARD IN THE CITY OF FORT WAYNE, INDIANA; THENCE SOUTH 89 DEGREES 35 MINUTES EAST (DEED BEARING) ALONG THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER, A DISTANCE OF 550.44 FEET TO THE SOUTHEAST CORNER OF A

(CONTINUED)

Exhibit A

4.31 ACRE TRACT CONVEYED TO P&H SUPPLY CO. (DEED RECORD 474, PAGES 115-116); THENCE NORTH 0 DEGREES 47 MINUTES EAST, A DISTANCE OF 198.25 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE CONSOLIDATED RAIL CORP. (FORMERLY THE PENNSYLVANIA RAILROAD), SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT. BEGINNING AT THE ABOVE DESCRIBED POINT; THENCE NORTH 27 DEGREES 16 MINUTES 26 SECONDS EAST, A DISTANCE OF 51.86 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF SAID RAILROAD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, AS ESTABLISHED BY EXISTING MONUMENTS, BY THE FOLLOWING SEVEN COURSES; SOUTH 62 DEGREES 23 MINUTES 08 SECONDS EAST, A DISTANCE OF 82.35 FEET; THENCE NORTH 27 DEGREES 36 MINUTES 58 SECONDS EAST, A DISTANCE OF 8.00 FEET; THENCE SOUTH 62 DEGREES 23 MINUTES 08 SECONDS EAST, A DISTANCE OF 193.32 FEET; THENCE SOUTH 1 DEGREE 18 MINUTES 47 SECONDS WEST, A DISTANCE OF 10.90 FEET; THENCE SOUTH 61 DEGREES 25 MINUTES 22 SECONDS EAST, A DISTANCE OF 149.98 FEET; THENCE SOUTH 75 DEGREES 38 MINUTES 06 SECONDS EAST, A DISTANCE OF 98.94 FEET; THENCE SOUTH 61 DEGREES 13 MINUTES 45 SECONDS EAST, A DISTANCE OF 423.02 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF C STREET; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF C STREET, SOUTH 27 DEGREES 34 MINUTES WEST, A DISTANCE OF 47.66 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SAID RAILROAD; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY BY THE FOLLOWING FIVE COURSES; NORTH 62 DEGREES 05 MINUTES WEST, A DISTANCE OF 490.0 FEET; THENCE SOUTH 27 DEGREES 55 MINUTES WEST, A DISTANCE OF 58.35 FEET; THENCE ALONG A CURVE TO THE RIGHT, WHICH IS NOT NORMALLY TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 693.42 FEET, A CENTRAL ANGLE OF 3 DEGREES 57 MINUTES 25 SECONDS, AN ARC LENGTH OF 47.89 FEET (CHORD BEARS NORTH 55 DEGREES 06 MINUTES 43 SECONDS WEST, A CHORD DISTANCE OF 47.88 FEET); THENCE NORTH 53 DEGREES 08 MINUTES WEST, A DISTANCE OF 312.30 FEET; THENCE NORTH 63 DEGREES 25 MINUTES WEST, A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING.

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Old Fort Supply Company, Inc. is requesting the designation of an Economic Revitalization Area for personal property improvements in the amount of \$51,400. In order to expand, Old Fort Supply Company, Inc. will install new computer programming and software equipment including a new internet-based phone system.**

EFFECT OF PASSAGE: **Installing the new equipment will allow Old Fort Supply Company, Inc. to maintain their market position. Ten full-time jobs and five part-time jobs will be retained.**

EFFECT OF NON-PASSAGE: **Potential loss of development**

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: Adam Welch, Economic Development Specialist

DATE: October 23, 2012

RE: Request for designation by Old Fort Supply Company, Inc. as an ERA for personal property improvements

BACKGROUND

PROJECT ADDRESS:	2000 Wayne Trace	PROJECT LOCATED WITHIN:	Urban Enterprise Zone, HUB Zone, and Economic Development Target Area
PROJECT COST:	\$ 51,400	COUNCILMANIC DISTRICT:	6

COMPANY PRODUCT OR SERVICE:	Old Fort Supply Company, Inc. is a distributor of masonry, fireplace materials, garage doors, operable walls, and landscape materials.
PROJECT DESCRIPTION:	Old Fort Supply Company, Inc. will install new computer programming and software equipment including a new internet-based phone system.

CREATED

RETAINED

JOBS CREATED (FULL-TIME):	N/A	JOBS RETAINED (FULL-TIME):	10
JOBS CREATED (PART-TIME):	N/A	JOBS RETAINED (PART-TIME):	5
TOTAL NEW PAYROLL:	N/A	TOTAL RETAINED PAYROLL:	\$ 516,555
AVERAGE SALARY (FULL-TIME NEW):	N/A	AVERAGE SALARY (FULL-TIME RETAINED):	\$ 45,617

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; General Industrial Zoning Class

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?

Explain: Old Fort Supply Company, Inc. will install new computer programming and software equipment including a new internet-based phone system

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?

Yes ☐ No ☐ N/A ☒

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

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 302% 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

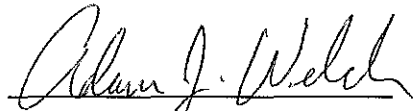
Per the policy of the City of Fort Wayne, the following guidelines apply to this project:

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

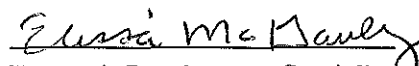
Under Fort Wayne Common Council's tax abatement policies and procedures, Old Fort Supply Company, Inc. is eligible for a ten year deduction on personal property improvements. Attached is a spreadsheet that shows how the application scored under the review system. Also attached is an estimate of the taxes saved and paid over the length of the ten year deduction schedule.

COMMENTS

Signed:


Economic Development Specialist

Reviewed:


Economic Development Specialist

COMMUNITY DEVELOPMENT DIVISION

Personal Property Abatements

Tax Abatement Review System

	Points Possible	Points Awarded
Total new investment in equipment		
Over \$5,000,000	10	
\$1,000,000 to \$4,999,999	8	
\$500,000 to \$999,999	6	
\$0 to \$499,999	4	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	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	
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	10
Total		43

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.

10 Year

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%

7 Year

Year 1	100%
Year 2	100%
Year 3	100%
Year 4	100%
Year 5	100%
Year 6	71%
Year 7	43%

POOL #2 FORT WAYNE COMMUNITY DEVELOPMENT DIVISION
TAX ABATEMENT - ESTIMATE OF SAVINGS

*New tax abatement percentages have been changed to reflect change in state law

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	\$51,400	40%	\$20,560	\$20,560	100%	0%	\$20,560	\$0	0.031537	\$0	\$648
2	\$51,400	56%	\$28,784	\$28,784	90%	10%	\$25,906	\$2,878	0.031537	\$91	\$817
3	\$51,400	42%	\$21,588	\$21,588	80%	20%	\$17,270	\$4,318	0.031537	\$136	\$545
4	\$51,400	32%	\$16,448	\$16,448	70%	30%	\$11,514	\$4,934	0.031537	\$156	\$363
5	\$51,400	30%	\$15,420	\$15,420	60%	40%	\$9,252	\$6,168	0.031537	\$195	\$292
6	\$51,400	30%	\$15,420	\$15,420	50%	50%	\$7,710	\$7,710	0.031537	\$243	\$243
7	\$51,400	30%	\$15,420	\$15,420	40%	60%	\$6,168	\$9,252	0.031537	\$292	\$195
8	\$51,400	30%	\$15,420	\$15,420	30%	70%	\$4,626	\$10,794	0.031537	\$340	\$146
9	\$51,400	30%	\$15,420	\$15,420	20%	80%	\$3,084	\$12,336	0.031537	\$389	\$97
10	\$51,400	30%	\$15,420	\$15,420	10%	90%	\$1,542	\$13,878	0.031537	\$438	\$49
11	\$51,400	30%	\$15,420	\$15,420	0%	100%	\$0	\$15,420	0.031537	\$486	\$0

TOTAL TAX SAVED	(10 yrs on 10 yr deduction)	<u>\$3,394</u>
TOTAL TAX PAID	(10 yrs on 10 yr deduction)	<u>\$2,279</u>