BILL NO. R-13-02-08

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 5201 Investment Drive, Fort Wayne, Indiana 46808 (Accelerated Tanks and Trailers)

WHEREAS, Petitioner has duly filed its petition dated February 6, 2013 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 277 full-time, permanent jobs for a total new, annual payroll of $13,332,342, with the average new annual job salary being $48,131 and retain twenty-three full-time, permanent jobs for a total current annual payroll of $1,107,017, with the average current, annual job salary being $48,131; and

WHEREAS, the total estimated project cost is $4,164,500; 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 real estate and personal property for new manufacturing, logistical distribution, and information technology 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 redevelopment or rehabilitation and the estimate of the value of new manufacturing, logistical distribution, and information technology 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 redevelopment or rehabilitation and from the installation of new manufacturing, logistical distribution, and information technology equipment.

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

- 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).
- If the proposed new manufacturing, logistical distribution, and information technology equipment is not installed, the approximate current year tax rates for this site would be $3.0261/$100.
- If the proposed new manufacturing, logistical distribution, and information technology equipment is installed 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 new manufacturing, logistical distribution, and information technology equipment is installed and a deduction percentage of eighty percent (80%) is assumed, the approximate current year tax rate for the site would be $3.0261/$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 real property shall be for a period of ten years, and the deduction from the assessed value of the new manufacturing, logistical distribution, and information technology equipment 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

12/2011

FEB 06 2013

ajw

COMMUNITY DEV

ECONOMIC REVITALIZATION AREA APPLICATION
CITY OF FORT WAYNE, INDIANA

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

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

Total cost of real estate improvements: 1,000,000
Total cost of manufacturing equipment improvements: 2,594,500.00
Total cost of research and development equipment improvements: ____________
Total cost of logistical distribution equipment improvements: 500,000.00
Total cost of information technology equipment improvements: 70,000.00

TOTAL OF ABOVE IMPROVEMENTS: 4,164,500.00

GENERAL INFORMATION

Real property taxpayer's name: F & H Associates LLC

Personal property taxpayer's name: C&J Services & Supplies Inc DBA Accelerated Tanks and Trail

Telephone number: 317-569-7222

Address listed on tax bill: P.O. Box 299, Garrett, In 46738

Name of company to be designated, if applicable: Accelerated Tanks and Trailers

Year company was established: 2001

Address of property to be designated: 5201 Investment Drive

Real estate property identification number: 02-07-22-151-002.000-073

Contact person name: Derek Nilsen

Contact person telephone number: 801-450-5880 Contact person Email: derekn@tanksandtrailers.co

Contact person address: ____________

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Denise Messman	CEO		317-569-7222
Chris Sipe	President		317-569-7222
Derek Nilsen	Marketing		317-569-7222
Mark Perkins	Sales		317-569-7222

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

NAME	PERCENTAGE
Denise Messman	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: Mobile Storage tanks and Vacuum Trailers

In order to be considered an Economic Revitalization Area (ERA), the area must be within the corporate limits of the City of Fort Wayne and must have become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors which have impaired values or prevent a normal development of property or use of property. It also includes any area where a facility or group of facilities that are technologically, economically, or energy obsolete is located and where the obsolescence may lead to a decline in employment and tax revenues.

How does the property for which you are requesting designation meet the above definition of an ERA?
This building has sat empty or under utilized for a number of years since it was occupied by Tetra Pa and Amerimax. Improvements to the facility and the addition of equipment will return it to a productive operation that will provide job opportunities to area citizens.

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: 99,465 square foot manufacturing facility

Describe the condition of the structure(s) listed above: Overall structure is sound but in need of repair in certain areas because of aging.

Describe the improvements to be made to the property to be designated for tax abatement purposes: Repair of roof, HVAC, Upgraded fire system, Partial Plant renovation, Complete Office Renovation including new windows, new doors, and flooring.

Projected construction start (month/year): Dec 1, 2012

Projected construction completion (month/year): December 2013

☐ 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)

All of the above.

☐ 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:

Accelerated depreciation - 60 month amortization.

Equipment

	Brand	New Cost	Used Cost
Hi-Definition Plasma 24' X 42' table	Alltra	326,000.00	0.00
Hydraulic Press Break (400 TON X 20')	Cincinnati	0.00	280,000.00
Hydraulic Plate Rolls		0.00	90,000.00
Fit up rolls and positioners		0.00	140,000.00
Sub Arc Positioner and welder	Lincoln	240,000.00	
Misc Tooling and Equipment	MISC	0.00	30,000.00
Air Compressors (Plant air)	Sullair / Inger	0.00	180,000.00
Software (ERP, CAD, Nesting)	Global & Autodesk	70,000.00	0.00
Iron Worker (80ton)	Geka	0.00	22,500.00
Welding Robot	Fanuc / Lincoln	450,000.00	0.00
Tables, fixtures, and Racks	C & J Constructed	50,000.00	0.00
Blast Booth 60'x14'x20' with reclaim	Abs Blast	325,000.00	0.00
Paint Booth 60'x14'x20' with heat		111,000.00	0.00
Craneways		500,000.00	
Welders		350,000.00	
Totals		2,422,000.00	742,500.00

Total new and used equipment: **3,164,500.00**

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: ______________________________

____

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.

____

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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
Management	11-0000	4	
Office Admin	43-0000	1	
Production	51-0000	18	
		= 23	$1,107,017.60

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Management	11-0000	4	
Office Admin	43-0000	1	
Production	51-0000	18	
		= 23	$1,107,017.60

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Management	11-0000	16	
Office Admin	43-0000	39	
Production	51-0000	222	
		= 277	$13,332,342.40

PUBLIC BENEFIT INFORMATION

Current Part-Time or Temporary Jobs

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:

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

List any benefits not mentioned above: ______________________________

____

When will you reach the levels of employment shown above? (month/year): February 2016

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.

Denise S. Messman

Signature of Taxpayer/Owner

Denise Messman, CEO

Printed Name and Title of Applicant

1-11-13

Date

CITY OF FT WAYNE

FEB 06 2013

COMMUNITY DEV

STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS

State Form 51767 (R3 / 12-11)
Prescribed by the Department of Local Government Finance

20___ PAY 20___
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, if any, or the county 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, unless an alternative deduction schedule is adopted by the designating body (IC 6-1.1-12.1-17). 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: F & H Associates LLC		
Address of taxpayer (*number and street, city, state, and ZIP code*): P.O. Box 299 Garrett, In 46738		
Name of contact person: Walter Fuller or Jerome Henry	Telephone number: (260) 367-5528	E-mail address:

SECTION 2 — LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body: Fort Wayne Common Council		Resolution number:
Location of property: 5201 Investment Drive	County: Allen	DLGF taxing district number: 02074
Description of real property improvements, redevelopment, or rehabilitation (*use additional sheets if necessary*): 100,000 square feet of warehouse renovation Office Remodel to accomodate new tank manufacturer		Estimated start date (*month, day, year*): 10/01/2012 Estimated completion date (*month, day, year*): 06/01/2013

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

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
23.00	$1,107,017	23.00	$1,107,017	277.00	$13,332,342

SECTION 4 — ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the **COST** of the property is confidential.	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values		
Plus estimated values of proposed project	1,080,000.00	
Less values of any property being replaced		
Net estimated values upon completion of project		

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*)
Jerome F. Henry	Member	1-16-12

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

CITY OF FT WAYNE
FEB 06 2013
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. 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: C & J Services & Supplies, Inc DBA Accelerated Tanks and Trailers	
Address of taxpayer *(number and street, city, state, and ZIP code)*: 5201 Investment Dr, Fort Wayne, In 46808	
Name of contact person: Derek Nilsen	Telephone number: (801) 450-5880

SECTION 2 — LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body: Fort Wayne Common Council		Resolution number (s):
Location of property: 5201 Investment Drive	County: Allen	DLGF taxing district number: 02074

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)*

See attached

	ESTIMATED START DATE	ESTIMATED COMPLETION DATE
Manufacturing Equipment	09/01/2012	02/28/2016
R & D Equipment		
Logist Dist Equipment	11/01/2012	01/31/2013
IT Equipment	02/01/2013	05/01/2013

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

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
23	$1,107,017	23	$1,107,017	277	$13,332,342

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	2,594,500.00				500,000.00		70,000.00	
Less values of any property being replaced								
Net estimated values upon completion of project								

SECTION 5 — WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (*pounds*) ____________ Estimated hazardous waste converted (*pounds*) ____________

Other benefits:

N/A

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)*
Denise Y. Massimo	CEO	1-11-13

Equipment

	Brand	New Cost	Used Cost
Hi-Definition Plasma 24' X 42' table	*Alltra*	326,000.00	0.00
Hydraulic Press Break (400 TON X 20')	*Cincinnati*	0.00	280,000.00
Hydraulic Plate Rolls		0.00	90,000.00
Fit up rolls and positioners		0.00	140,000.00
Sub Arc Positioner and welder	*Lincoln*	240,000.00	
Misc Tooling and Equipment	*MISC*	0.00	30,000.00
Air Compressors (Plant air)	*Sullair / Inger*	0.00	180,000.00
Software (ERP, CAD, Nesting)	*Global & Autodesk*	70,000.00	0.00
Iron Worker (80ton)	*Geka*	0.00	22,500.00
Welding Robot	*Fanuc / Lincoln*	450,000.00	0.00
Tables, fixtures, and Racks	*C & J Constructed*	50,000.00	0.00
Blast Booth 60'x14'x20' with reclaim	*Abs Blast*	325,000.00	0.00
Paint Booth 60'x14'x20' with heat		111,000.00	0.00
Craneways		500,000.00	
Welders		350,000.00	
Totals		2,422,000.00	742,500.00

Total new and used equipment: **3,164,500.00**

Exhibit A

5-22-1-177
INTERSTATE INDUS PK SEC F
BLOCK 15A EX R/W

Exhibit B

F & H Associates, LLC
217 E. Railroad St., PO Box 299
Garrett, IN 46738
(260) 357-5184 Garrett, (260) 637-5528 Ft. Wayne
(260) 357-5900 Fax Line

December 20, 2012

Allen County City Council

RE: 5201 Investment Drive
Fort Wayne, IN

To Whom It May Concern:

F&H Associates, LLC is aware that Accelerated Tanks is seeking abatement of real estate property taxes at 5201 Investment Drive in Fort Wayne. We approve of the proposed improvements that will be made to the property.

Walter G. Fuller, Partner
F&H Associates, LLC

Admn. Appr.____________

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Accelerated Tanks and Trailers is requesting the designation of an Economic Revitalization Area for both real and personal property improvements in the amount of $4,164,500. Accelerated Tanks and Trailers will install new equipment and make necessary improvements to the building including a roof repair, HVAC, an upgraded fire system, and complete office renovation.**

EFFECT OF PASSAGE: **Installing new equipment and refurbishing the structure will allow Accelerated Tanks and Trailers to return the facility to a productive operation while also providing job opportunities to area citizens.**

EFFECT OF NON-PASSAGE: **Potential loss of development and 277 full time jobs.**

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

ASSIGNED TO COMMITTEE (PRESIDENT): **John Crawford and Tom Smith**

MEMORANDUM

TO: City Council

FROM: Adam Welch, Economic Development Specialist

DATE: February 6, 2013

RE: Request for designation by C&J Services & Supplies Inc. d/b/a Accelerated Tanks and Trailers as an ERA for eligible real and personal property improvements

BACKGROUND

PROJECT ADDRESS:	**5201 Investment Drive**	PROJECT LOCATED WITHIN:	**N/A**
PROJECT COST:	**$ 4,164,500**	COUNCILMANIC DISTRICT:	**3**

COMPANY PRODUCT OR SERVICE:	**Accelerated Tanks and Trailers is a division of C&J Services & Supplies Inc. and has developed an environmentally-friendly, patent-pending design to insulate steel tanks. They manufacture mobile steel storage tanks and trailers used for oil and gas, environmental cleanup, construction and industrial applications.**
PROJECT DESCRIPTION:	**Accelerated Tanks and Trailers will install new equipment and make necessary improvements to the building including a roof repair, HVAC, an upgraded fire system, and complete office renovation.**

CREATED		RETAINED	
JOBS CREATED (FULL-TIME):	**277**	JOBS RETAINED (FULL-TIME):	**23**
JOBS CREATED (PART-TIME):	**N/A**	JOBS RETAINED (PART-TIME):	**N/A**
TOTAL NEW PAYROLL:	**$ 13,332,342**	TOTAL RETAINED PAYROLL:	**$ 1,107,017**
AVERAGE SALARY (FULL-TIME NEW):	**$ 48,131**	AVERAGE SALARY (FULL-TIME RETAINED):	**$48,131**

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 zone IN2; General Industrial

Yes ☒ **No** ☐ **N/A** ☐

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

Explain: The current 99,465 square foot building is in need of repair in certain areas because of aging.

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: Two hundred and seventy-seven full-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 319% 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 319% 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 personal property is ten years.

Under Fort Wayne Common Council's tax abatement policies and procedures, Accelerated Tanks and Trailers is eligible for a ten year deduction on real and 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

Since C&J Services & Supplies, Inc. made their commitment to the State of Indiana in June of 2012, they had issues securing a financial partner for the project. As a result, Accelerated Tanks and Trailers was formed as a division of C&J Services & Supplies, Inc. Within the past month and a half, Accelerated Tanks and Trailers has begun purchasing some of their equipment and testing it in preparation of production. It was necessary to begin this process as soon as possible in order to identify any additional equipment needs and building renovations.

To allow an economic revitalization area designation after the initiation of development, Indiana Code 6-1.1-12.1-11.3 permits for an adoption of a resolution to waive non-compliance due to a failure to file a statement of benefits (SB-1) form prior to the initiation of development. The confirming resolution for this project contains language to waive non-compliance that will allow for the final approval of an economic revitalization area designation on this property for tax abatement. A letter from Denise Messman, the CEO of C&J Services & Supplies, is attached explaining their request for a waiver of non-compliance.

Signed: Aldon J. Weiler
Economic Development Specialist

Reviewed: Elissa McGauley
Economic Development Specialist

C & J SERVICES
& SUPPLIES, INC.

January 2, 2013

Re: Economic Revitalization Area Waiver of Non-Compliance

Dear Fort Wayne City Council Members:

In the spring of 2012, Accelerated Tanks and Trailers began the process of identifying a new location for its manufacturing operation. After receiving initial offers of incentives from both the Indiana Economic Development Corporation and the City of Fort Wayne, as well as offers from Michigan and Ohio, we decided that this would be the most fitting location to manufacture mobile steel storage tanks and trailers for the industrial, environmental, oil and gas drilling markets.

Since we indicated or commitment to the State of Indiana in June of 2012, the parent company, C & J Services & Supplies, Inc. had issues securing a financial partner for this project and decided to operate Accelerated Tanks and Trailers as division of C & J Services & Supplies, Inc. Within the past month and a half, Accelerated Tanks & Trailers has begun purchasing some of its equipment and testing it in preparation of starting production. It was necessary to begin this process as quickly as possible to identify any additional equipment needs and building renovations. Because of this, Accelerated Tank & Trailers is requesting a "waiver of non-compliance" and your support of our application for designation as an Economic Revitalization Area.

We at C & J Services & Supplies, Inc. dba Accelerated Tanks & Trailers, LLC look forward to being a member of the Fort Wayne business community and providing jobs for area residents.

Respectfully,

Denise Messman

Denise Messman, CEO

C & J Services & Supplies Inc.

335 Gradle Dr. Carmel, IN 46032 • 317-569-7222 ph. • 317-569-7227 fax • www.candjservices.net • A WBE Certified Corporation

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	8
$500,000 to $999,999	6	
$0 to $499,999	4	
Total number of jobs created and/or retained		
Over 150	10	10
75 to 149	8	
25 to 74	6	
10 to 24	4	
Under 10	2	
Current # of employees increases 50-99%	6	
Current # of employees increases 100% or more	8	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	
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	36

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%**

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	10
75 to 149	8	
25 to 74	6	
10 to 24	4	
Under 10	2	
Current # of employees increases 50-99%	6	
Current # of employees increases 100% or more	8	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	
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	38

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%**

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	$3,164,500	40%	$1,265,800	$1,265,800	100%	0%	$1,265,800	$0	0.030261	$0	$38,304
2	$3,164,500	56%	$1,772,120	$1,772,120	90%	10%	$1,594,908	$177,212	0.030261	$5,363	$48,264
3	$3,164,500	42%	$1,329,090	$1,329,090	80%	20%	$1,063,272	$265,818	0.030261	$8,044	$32,176
4	$3,164,500	32%	$1,012,640	$1,012,640	70%	30%	$708,848	$303,792	0.030261	$9,193	$21,450
5	$3,164,500	30%	$949,350	$949,350	60%	40%	$569,610	$379,740	0.030261	$11,491	$17,237
6	$3,164,500	30%	$949,350	$949,350	50%	50%	$474,675	$474,675	0.030261	$14,364	$14,364
7	$3,164,500	30%	$949,350	$949,350	40%	60%	$379,740	$569,610	0.030261	$17,237	$11,491
8	$3,164,500	30%	$949,350	$949,350	30%	70%	$284,805	$664,545	0.030261	$20,110	$8,618
9	$3,164,500	30%	$949,350	$949,350	20%	80%	$189,870	$759,480	0.030261	$22,983	$5,746
10	$3,164,500	30%	$949,350	$949,350	10%	90%	$94,935	$854,415	0.030261	$25,855	$2,873
11	$3,164,500	30%	$949,350	$949,350	0%	100%	$0	$949,350	0.030261	$28,728	$0

TOTAL TAX SAVED	(10 yrs on 10 yr deduction	**$200,523**
TOTAL TAX PAID	(10 yrs on 10 yr deduction	**$134,640**

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

REAL PROPERTY TAX ABATEMENT - 10 yr Schedule

Year	Cash Value	True Tax Value	Assessed Value	Tax Abatement %	Tax Paid %	Deduction	Taxable AV	Tax Rate	Tax Paid	Tax Saved
1	$1,000,000	$1,000,000	$1,000,000	100%	0%	$1,000,000	$0	0.030261	$0	$30,261
2	$1,000,000	$1,000,000	$1,000,000	95%	5%	$950,000	$50,000	0.030261	$1,513	$28,748
3	$1,000,000	$1,000,000	$1,000,000	80%	20%	$800,000	$200,000	0.030261	$6,052	$24,209
4	$1,000,000	$1,000,000	$1,000,000	65%	35%	$650,000	$350,000	0.030261	$10,591	$19,670
5	$1,000,000	$1,000,000	$1,000,000	50%	50%	$500,000	$500,000	0.030261	$15,131	$15,131
6	$1,000,000	$1,000,000	$1,000,000	40%	60%	$400,000	$600,000	0.030261	$18,157	$12,104
7	$1,000,000	$1,000,000	$1,000,000	30%	70%	$300,000	$700,000	0.030261	$21,183	$9,078
8	$1,000,000	$1,000,000	$1,000,000	20%	80%	$200,000	$800,000	0.030261	$24,209	$6,052
9	$1,000,000	$1,000,000	$1,000,000	10%	90%	$100,000	$900,000	0.030261	$27,235	$3,026
10	$1,000,000	$1,000,000	$1,000,000	5%	95%	$50,000	$950,000	0.030261	$28,748	$1,513
11	$1,000,000	$1,000,000	$1,000,000	0%	100%	$0	$1,000,000	0.030261	$30,261	$0

TOTAL TAX SAVED REAL PROPERTY	(10 yrs on 10 yr deduction	**$149,792**
TOTAL TAX PAID REAL PROPERTY (10 yrs)	(10 yrs on 10 yr deduction	**$152,818**
TOTAL TAX SAVED MACHINERY & BUILDIN(	(10 yrs on 10 yr deduction	**$350,315**
TOTAL TAX PAID MACHINERY & BUILDING	(10 yrs on 10 yr deduction	**$287,458**

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