BILL NO. R-13-03-20

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 8320 Clinton Park Drive, Fort Wayne, Indiana 46825 (Highmark Technologies LLC)

WHEREAS, Petitioner has duly filed its petition dated March 18, 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 five full-time and two part-time, permanent jobs for a total new, annual payroll of $277,000, with the average new annual job salary being $39,571 and retain eleven full-time and five part-time, permanent jobs for a total current annual payroll of $743,000, with the average current, annual job salary being $46,438; and

WHEREAS, the total estimated project cost is $776,000; 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;
- If this Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, then the Resolution shall be referred to the Fort Wayne Redevelopment Commission and said designation as an "Economic Revitalization Area" shall not be finally approved unless said Commission adopts a Resolution approving the petition.

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, real estate, and personal property for new manufacturing, research and development, 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, research and development, 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, research and development, 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 occupation of the eligible vacant building does not occur, the approximate current year tax rates for this site would be $3.0422/$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 $3.0422/$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 $3.0422/$100 (the change would be negligible).
- If the proposed development does not occur, the approximate current year tax rates for this site would be $3.0422/$100.
- If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be $3.0422/$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 $3.0422/$100 (the change would be negligible).
- If the proposed new manufacturing, research and development, logistical distribution, and information technology equipment is not installed, the approximate current year tax rates for this site would be $3.0422/$100.
- If the proposed new manufacturing, research and development, logistical distribution, and information technology equipment is installed and no deduction is granted, the approximate current year tax rate for the site would be $3.0422/$100 (the change would be negligible).
- If the proposed new manufacturing, research and development, 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 $3.0422/$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, and the deduction from the assessed value of the new manufacturing, research and development, 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

MAR 18 2013

COMMUNITY DEVL

ECONOMIC REVITALIZATION AREA APPLICATION
CITY OF FORT WAYNE, INDIANA

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

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

Total cost of real estate improvements:	$500,000.00
Total cost of manufacturing equipment improvements:	$159,000.00
Total cost of research and development equipment improvements:	$16,000.00
Total cost of logistical distribution equipment improvements:	$23,000.00
Total cost of information technology equipment improvements:	$78,000.00
TOTAL OF ABOVE IMPROVEMENTS:	$776,000.00

GENERAL INFORMATION

Real property taxpayer's name: Parrott Properties LLC.

Personal property taxpayer's name: Highmark Technologies LLC

Telephone number: (260) 483-0012

Address listed on tax bill: 8343 Clinton Park Drive, Fort Wayne, IN 46825

Name of company to be designated, if applicable: Highmark Technoogies

Year company was established: 1998

Address of property to be designated: 8320 Clinton Park Drive, Fort Wayne, IN 46825

Real estate property identification number:

Contact person name: Michael V. Parrott

Contact person telephone number: (260) 470-6444 Contact person Email: mparrott@parrottenterprises

Contact person address: 8343 Clinton Park Drive, Fort Wayne, IN 46825

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Michael V. Parrott	Chairman & CEO	8343 Clinton Park Drive, Fort Wayne, IN 4	(260) 470-6444
Christopher W. Lake	VP/GM	8343 Clinton Park Drive, Fort Wayne, I	(260) 438-0012

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

NAME	PERCENTAGE
ICON International Inc. (owned 100% by Michael V. Parrott)	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: Burial of 9 above-ground power lines so as to conform to more recently buried lines on north end of Clinton Industrial Park. Addition of at least 1 traffic light to permit safe entrance and exit to Clinton Industrial Park by over 30 large tractor-trailer rigs daily.

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?
By converting through expansion a limited use property into a general purpose building suitable for manufacturing, assembly and warehousing, 5 good-paying jobs will be created and an excellent, nationally respected company will be retained in Fort Wayne. Additionally, Clinton Industrial Park will be enhanced in appearance, truck traffic patterns will be far safer and parking will be improved with the removal of temporary containers now on parking lots.

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: Metal building structure of 5300 SF including 2000 SF of office on 1.214 Acres of land

Describe the condition of the structure(s) listed above: Built in 1991, the building is in average condition with rece

Describe the improvements to be made to the property to be designated for tax abatement purposes: Addition of 11,500 SF of manufacturing and warehousing space.

Projected construction start (month/year): 06/13

Projected construction completion (month/year): 12/13

☐ 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)

See attachment

See attachment

See attachment

See attachment

See attachment

See attachment

See attachment

☐ 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): 07/13

Equipment installation date (month/year): 03/14

Please provide the depreciation schedule term for equipment under consideration for personal property tax abatement:
Manufacturing Equipment = 10 years; Logistics Equipment = 7 years; R & D Equipment = 7 years; IT Equipment = 5 years.

HIGHMARK Technologies Expansion – Personal Property Additions

INVESTMENT CATEGORY	EST. $ COST	NEED DATE
Manufacturing Equipment		
• Compressor	15,000	Oct 13
• Airlines & Drops	8,000	Oct 13
• Lighting	5,000	Sep 13
• Electrical	5,000	Sep 13
• Paint Booth Upgrades	3,000	Oct 13
• Stationery Machinery	6,000	Dec 13
• CNC Router (Used)	55,000	Dec 13
• Dust Collection Adds	3,000	Nov 13
• Overhead Crane	9,000	Oct 13
• Dedicated Mfg. Tooling	50,000	Jun 14
Total	$159,000	
Logistics/Transportation Equipment		
• Racking/Shelving	3,000	Oct 13
• Bar Code Software for Rental Equip	12,000	Jan 14
• Rolling ladders	1,000	Nov 13
• Pallet Wrap Machine	7,000	Nov 13
Total	$23,000	
Research & Development Equipment		
• 3D Printer	4,000	Jul 13
• R & D Workstation	12,000	Jul 13
Total	$16,000	
IT Equipment		
• File Domain Server	29,000	Aug 13
• Telephone System	10,000	May 13
• Networking Gear	3,000	Aug 13
• Internal Bldg. Wiring	16,000	May 13
• CAD Stations (2)	16,000	Jun 13
• Standard Workstations	4,000	Jul 13
Total	$78,000	

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: 5,300 SF metal building used formerly as a Day Care Center

Describe the condition of the structure(s) listed above: Average condition with expensive rest room upgrades needed

Projected occupancy date (month/year): 12/13

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.

Previous owner attempted to sell the building for approximately 6 months in 2012 (January - June). Sold 6/7/12. Previous owner vacated building in June 2013 and current owner upgraded restrooms for ADA compliance while the building was vacant. It is ready for immediate occupancy once expansion is completed. It will have been vacant for over one year once the construction on the expansion begins.

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
General Manager	11-1011	1	$98,000
Production Manager	11-3051	1	$84,000
Industrial Designer	27-1021	1	$42,000
Sales Executives	41-4011	2	$240,000
Metal Workers	51-4199	6	$228,000

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
General Manager	11-1021	1	$98,000
Production Manager	11-3051	1	$84,000
Industrial Designer	27-1021	1	$42,000
Sales Executives	41-4011	2	$240,000
Metal Workers	51-4199	6	$228,000

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Production Supervision	51-1011	1	$52,000
Production Planning	43-5061	1	$45,000
CNC Operator	51-4011	1	$48,000
Mechanical Drafter	17-3013	1	$42,000
Metal Worker	51-4199	1	$38,000

PUBLIC BENEFIT INFORMATION

Current Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
Accountant	43-3031	1	$25,000
Production Laborers	53-7062	4	$26,000

Retained Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
Accountant	43-3031	1	$25,000
Production Laborers	53-7062	4	$26,000

Additional Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
Production Laborers	53-7062	2	$52,000

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: 401(k) Plan

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

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]
Signature of Taxpayer/Owner

Michael V. Parrott
Printed Name and Title of Applicant

February 21, 2013
Date

CITY OF FT WAYNE

MAR 18 2013

COMMUNITY DEVL.

STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51764 (R2 / 12-11)
Prescribed by the Department of Local Government Finance

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: Parrott Properties & Highmark Technologies

Address of taxpayer *(number and street, city, state, and ZIP code)*: 8343 Clinton Park Drive, Fort Wayne, IN 46825

Name of contact person: Michael V. Parrott

Telephone number: (260) 470-6444

SECTION 2 — LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body: FORT WAYNE COMMON COUNCIL

Resolution number (s):

Location of property: 8320 Clinton Park Drive, Fort Wayne, IN

County: Allen

DLGF taxing district number: 072

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 detail)
investment toalling $276,000
* manufacturing equipment $159,000
* logistics transportation equipment $23,000
* research & development equipment $16,000
* IT equipment $78,000

	ESTIMATED START DATE	ESTIMATED COMPLETION DATE
Manufacturing Equipment	09/01/2013	06/30/2014
R & D Equipment	07/01/2013	07/31/2013
Logist Dist Equipment	10/01/2013	01/31/2014
IT Equipment	05/01/2013	08/30/2013

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

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
16	743,000.00	16	743,000.00	7	277,000.00

SECTION 4 — ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the **COST** of the property is confidential.	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current values								
Plus estimated values of proposed project	159,000.00	159,000.00	16,000.00	16,000.00	23,000.00	23,000.00	78,000.00	78,000.00
Less values of any property being replaced								
Net estimated values upon completion of project	159,000.00	159,000.00	16,000.00	16,000.00	23,000.00	23,000.00	78,000.00	78,000.00

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

Estimated solid waste converted *(pounds)* ______

Estimated hazardous waste converted *(pounds)* ______

Other benefits:

Retain in Fort Wayne a busienss that is easily moved. Virtually all revenues come to company from out of state.

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]	Chairman	3-14-2013

STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS
State Form 51767 (R3 / 12-11)
Prescribed by the Department of Local Government Finance

CITY OF FT WAYNE
MAR 18 2013 ajw
COMMUNITY DEVL.

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: Parrott Properties & Highmark Technologies

Address of taxpayer (*number and street, city, state, and ZIP code*): 8343 Clinton Park Drive, Fort Wayne, IN 46825

Name of contact person	Telephone number	E-mail address
Michael V. Parrott	(260) 740-6444	

SECTION 2 — LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body		Resolution number
Fort Wayne Common Council		
Location of property	**County**	**DLGF taxing district number**
8320 Clinton Park Drive, Fort Wayne, IN	Allen	072

Description of real property improvements, redevelopment, or rehabilitation (*use additional sheets if necessary*):
Addition of approximately 13,000 SF manufacturing, storage and assembly building space to current 5,400 SF

Estimated start date (*month, day, year*): 06/01/2013
Estimated completion date (*month, day, year*): 10/30/2013

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

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
16.00	$743,000.00	16.00	$743,000.00	7.00	$277,000.00

SECTION 4 — ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the **COST** of the property is confidential.	REAL ESTATE IMPROVEMENTS COST	REAL ESTATE IMPROVEMENTS ASSESSED VALUE
Current values	325,000.00	
Plus estimated values of proposed project	500,000.00	
Less values of any property being replaced	0.00	
Net estimated values upon completion of project	825,000.00	

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

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

Other benefits:
General upgrade of values and appearance of Clinton Industrial Park with removal of temporary storage containers. More orderly parking options, Additional capacity will enable attracting more revenues to Indiana from outside state. Possible elimination of overhead powerlines through burial as in rest of Clinton Industrial Park. Possible installation of traffic light at park entrance.

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*)
Michael Parrott	Chairman	3-14-2013

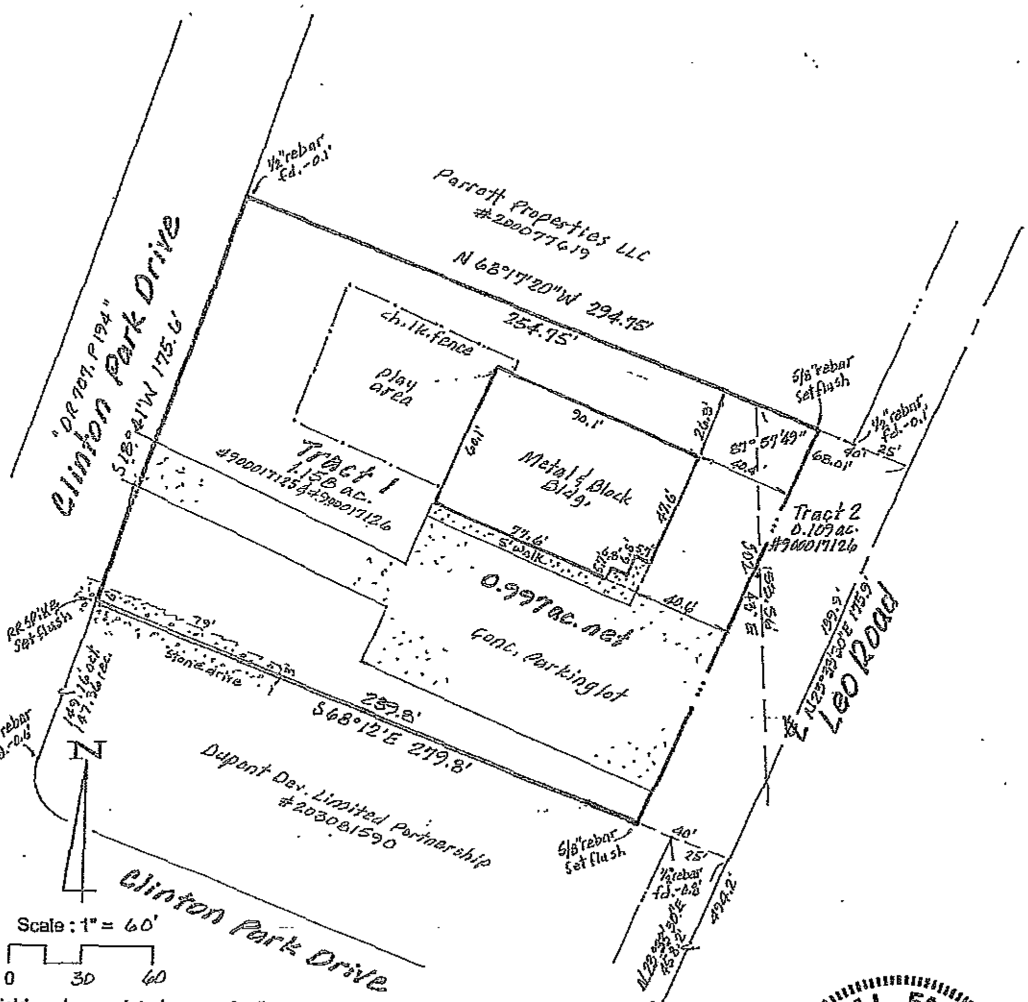
EXHIBIT A

FAUST LAND SURVEYING, LLC

P.O. BOX 609
HUNTERTOWN, IN 46748
260-471-6387
CELL 260-444-8874
faustsurveying@aol.com

CERTIFICATE OF SURVEY

This document is a record of a resurvey of land and real estate prepared in conformity with established rules of surveying and made in accordance with the records or plat on file in the Recorder's office of SUBJECT County, State of Indiana. The land described exists in full dimensions as shown hereon in feet. It is free from encroachments by adjoining land owners unless specifically stated below. Corners were perpetuated as indicated. I hereby certify that the survey was wholly performed under my supervision, that I am a registered Land Surveyor in Indiana, and to the best of my knowledge and belief, this Survey was executed according to the survey requirements in 865 IAC 1-12-13, as amended.



Field work completed on 7-12-12

S. line, NE1/4, Sec. 7-31-13

This property is in Zone X as the description plots by scale on Flood Insurance Rate Map 18003C0186G effective 8-3-09

SURVEY NO.: 12-7-23

SURVEYED FOR: Means

DATE: 7-12-12

SAM L. FAUST
REGISTERED LAND SURVEYOR NO. S0540

SAM L. FAUST REGISTERED No. S0540 STATE OF INDIANA LAND SURVEYOR

FS

FAUST LAND SURVEYING, LLC

P.O. BOX 509
HUNTERTOWN, IN 46748
260-471-6387
CELL 260-444-8874
faustsurveying@aol.com

CERTIFICATE OF SURVEY

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DESCRIPTION OF REAL ESTATE

Tract 1

Part of the Northeast Quarter of Fractional Section 7, Township 31 North, Range 13 East, Allen County, Indiana, more particularly described as follows, to wit:

BEGINNING on the centerline of Leo Road at a point situated 458.2 feet, North 23 degrees 33 minutes 30 seconds East (adjoining deed bearing and is used as the basis for the bearings in this description) from the point of intersection of said centerline with the South line of said Northeast Quarter; thence North 23 degrees 33 minutes 30 seconds East, on and along said centerline, a distance of 175.9 feet; thence North 68 degrees 17 minutes 20 seconds West, a distance of 294.75 feet to a point on the Easterly right-of-way line of that certain tract of land dedicated for roadway purposes as Clinton Park Drive in Deed Record 707, page 194 in the Office of the Recorder of Allen County, Indiana; thence South 18 degrees 41 minutes West, on and along said Easterly right-of-way line, a distance of 175.6 feet; thence South 68 degrees 12 minutes East, a distance of 279.8 feet to the point of beginning, said in previous deeds to contain 1.158 acres of land, EXCEPTING therefrom the East 40 feet thereof.

EXCEPTING certain real estate described as follows:

Part of the Northeast Quarter of Fractional Section 7, Township 31 North, Range 13 East, Allen County, Indiana, more particularly described as follows, to wit:

BEGINNING on the centerline of Leo Road at a point situated 494.2 feet, North 23 degrees 33 minutes 30 seconds East (adjoining deed bearing and is used as the basis for the bearings in this description) from the point of intersection of said centerline with the South line of said Northeast Quarter; thence North 23 degrees 33 minutes 30 seconds East, on and along said centerline, a distance of 139.9 feet; thence North 68 degrees 17 minutes 20 seconds West, a distance of 68.01 feet; thence South 02 degrees 43 minutes East, a distance of 153.56 feet to the point of beginning, EXCEPTION said to contain 0.109 acres of land.

Tract 2

Part of the Northeast Quarter of Fractional Section 7, Township 31 North, Range 13 East, Allen County, Indiana, more particularly described as follows, to wit:

BEGINNING on the centerline of Leo Road at a point situated 494.2 feet, North 23 degrees 33 minutes 30 seconds East (adjoining deed bearing and is used as the basis for the bearings in this description) from the point of intersection of said centerline with the South line of said Northeast Quarter; thence North 23 degrees 33 minutes 30 seconds East, on and along said centerline, a distance of 139.9 feet; thence North 68 degrees 17 minutes 20 seconds West, a distance of 68.01 feet; thence South 02 degrees 43 minutes East, a distance of 153.56 feet to the POINT OF BEGINNING, said in previous deeds to contain 0.109 acres of land, EXCEPTING therefrom the East 40 feet thereof.

Property Address: 8320 Clinton Park Drive, Fort Wayne, Indiana 46825

Under Title 865, Article 1, Chapter 12, Section 1, etc. seq. of the Indiana Administrative Code, as amended, the following report is submitted with regard to:

Survey Number:	12-07-23
Located at:	8320 Clinton Park Drive, Fort Wayne, Indiana 46825
Referenced Documents Include:	Deeds for subject tract and adjoining tracts and title commitment dated June 2, 2012 at 8:00 a.m.

**A. Availability of reference monuments: As shown on the survey certificate.

**B. Occupational/possession lines: Fence lines as shown on the survey certificate. South adjoiner's stone drive appears to extend from three (3) feet to six (6) feet North of the South line of subject tract.

**C. Clarity or ambiguity of record description: No ambiguity found.

**D. Relative Positional Accuracy: The Relative Positional Accuracy due to random errors in measurements for establishing the corners of this survey is less than or equal to the specifications for a Suburban survey as defined in IAC 865.

**E. Establishing lines and corners: Existing survey monuments were used to establish the property lines for this survey. Corners of subject tract are marked as shown on the survey certificate in conformity with said survey monuments and record dimensions. The locational dependency of the corner monuments of this survey is subject to undiscovered evidence and therefore the variance of each corner monument is indeterminable.

**F. Notes: The description of record was perpetuated unchanged.

Admn. Appr.____________

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Highmark Technologies LLC is requesting the designation of an Economic Revitalization Area for both real and personal property improvements in the amount of $776,000. In order to expand, Highmark Technologies LLC will expand a vacant industrial building while also installing manufacturing, research and development, logistical distribution, and information technology equipment.**

EFFECT OF PASSAGE: **Installing new equipment and expanding the structure will allow Highmark Technologies LLC to strategically plan for the future. Five full-time jobs will be created.**

EFFECT OF NON-PASSAGE: **Potential loss of development and five 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: March 18, 2013

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

BACKGROUND

PROJECT ADDRESS:	**8320 Clinton Park Drive**	PROJECT LOCATED WITHIN:	**Not Applicable**
PROJECT COST:	**$ 776,000**	COUNCILMANIC DISTRICT:	**2**

COMPANY PRODUCT OR SERVICE:	**Highmark Technologies LLC is a manufacturer of high-performance double deck and exhibit systems.**
PROJECT DESCRIPTION:	**Highmark Technologies LLC will add approximately 11,500 square feet of manufacturing and warehousing space while also purchasing and installing about $276,000 of manufacturing, research and development, logistical distribution, and information technology equipment.**

CREATED		RETAINED	
JOBS CREATED (FULL-TIME):	**5**	JOBS RETAINED (FULL-TIME):	**11**
JOBS CREATED (PART-TIME):	**2**	JOBS RETAINED (PART-TIME):	**5**
TOTAL NEW PAYROLL:	**$ 277,000**	TOTAL RETAINED PAYROLL:	**$743,000**
AVERAGE SALARY (FULL-TIME NEW):	**$ 45,000**	AVERAGE SALARY (FULL-TIME RETAINED):	**$62,909**

COMMUNITY BENEFIT REVIEW

Yes ☒ **No** ☐ **N/A** ☐

Project will encourage vacant or under-utilized land appropriate for commercial or industrial use?
Explain: Property has been vacant for one year

Yes ☒ **No** ☐ **N/A** ☐

Real estate to be designated is consistent with land use policies of the City of Fort Wayne?
Explain: Property to be designated is zoned IN1; Limited Industrial

Yes ☒ **No** ☐ **N/A** ☐

Project encourages the improvement or replacement of a deteriorated or obsolete structure?
Explain: This is a 5,300 square foot metal building that was formerly a Day Care Center

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?

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 298% 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 417% 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 10 years.
2. The period of deduction for personal property is 10 years
3. The period of deduction for eligible vacant building is one year

Under Fort Wayne Common Council's tax abatement policies and procedures, Highmark Technologies LLC 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

Signed: [signature]
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	
$500,000 to $999,999	8	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	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	
	Total	37

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%**

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	
	Total	33

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

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

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

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	$276,000	40%	$110,400	$110,400	100%	0%	$110,400	$0	0.030422	$0	$3,359
2	$276,000	56%	$154,560	$154,560	90%	10%	$139,104	$15,456	0.030422	$470	$4,232
3	$276,000	42%	$115,920	$115,920	80%	20%	$92,736	$23,184	0.030422	$705	$2,821
4	$276,000	32%	$88,320	$88,320	70%	30%	$61,824	$26,496	0.030422	$806	$1,881
5	$276,000	30%	$82,800	$82,800	60%	40%	$49,680	$33,120	0.030422	$1,008	$1,511
6	$276,000	30%	$82,800	$82,800	50%	50%	$41,400	$41,400	0.030422	$1,259	$1,259
7	$276,000	30%	$82,800	$82,800	40%	60%	$33,120	$49,680	0.030422	$1,511	$1,008
8	$276,000	30%	$82,800	$82,800	30%	70%	$24,840	$57,960	0.030422	$1,763	$756
9	$276,000	30%	$82,800	$82,800	20%	80%	$16,560	$66,240	0.030422	$2,015	$504
10	$276,000	30%	$82,800	$82,800	10%	90%	$8,280	$74,520	0.030422	$2,267	$252
11	$276,000	30%	$82,800	$82,800	0%	100%	$0	$82,800	0.030422	$2,519	$0

TOTAL TAX SAVED (10 yrs on 10 yr deduction **$17,582**

TOTAL TAX PAID (10 yrs on 10 yr deduction **$11,805**

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	$500,000	$500,000	$500,000	100%	0%	$500,000	$0	0.030422	$0	$15,211
2	$500,000	$500,000	$500,000	95%	5%	$475,000	$25,000	0.030422	$761	$14,450
3	$500,000	$500,000	$500,000	80%	20%	$400,000	$100,000	0.030422	$3,042	$12,169
4	$500,000	$500,000	$500,000	65%	35%	$325,000	$175,000	0.030422	$5,324	$9,887
5	$500,000	$500,000	$500,000	50%	50%	$250,000	$250,000	0.030422	$7,606	$7,606
6	$500,000	$500,000	$500,000	40%	60%	$200,000	$300,000	0.030422	$9,127	$6,084
7	$500,000	$500,000	$500,000	30%	70%	$150,000	$350,000	0.030422	$10,648	$4,563
8	$500,000	$500,000	$500,000	20%	80%	$100,000	$400,000	0.030422	$12,169	$3,042
9	$500,000	$500,000	$500,000	10%	90%	$50,000	$450,000	0.030422	$13,690	$1,521
10	$500,000	$500,000	$500,000	5%	95%	$25,000	$475,000	0.030422	$14,450	$761
11	$500,000	$500,000	$500,000	0%	100%	$0	$500,000	0.030422	$15,211	$0

TOTAL TAX SAVED REAL PROPERTY (10 yrs on 10 yr deduction **$75,294**

TOTAL TAX PAID REAL PROPERTY (10 yrs) (10 yrs on 10 yr deduction **$76,816**

TOTAL TAX SAVED MACHINERY & BUILDIN((10 yrs on 10 yr deduction **$92,877**

TOTAL TAX PAID MACHINERY & BUILDING (10 yrs on 10 yr deduction **$88,621**

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