BILL NO. R-13-06-11

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 8367 Clinton Park Drive, Fort Wayne, Indiana 46825 (Highmark Technologies LLC)

WHEREAS, Petitioner has duly filed its petition dated June 4, 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 create eight full-time and two part-time, permanent jobs for a total new, annual payroll of $353,000, with the average new annual job salary being $35,300 and retain nine full-time and five part-time, permanent jobs for a total current annual payroll of $670,000, with the average current, annual job salary being $47,857; and

WHEREAS, the total estimated project cost is $1,849,000; and

WHEREAS, it appears the said petition should be processed to final determination in accordance with the provisions of said Division 6.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, subject to the requirements of Section 6, below, the property hereinabove described is hereby designated and declared an "Economic Revitalization Area" under I.C. 6-1.1-12.1. Said designation shall begin upon the effective date of the Confirming Resolution referred to in Section 6 of this Resolution and shall terminate on December 31, 2016, unless otherwise automatically extended in five year increments per I.C. 6-1.1-12.1-9.

SECTION 2. That, upon adoption of the Resolution:

... Said Resolution shall be filed with the Allen County Assessor;

... Said Resolution shall be referred to the Committee on Finance requesting a recommendation from said committee concerning the advisability of designating the above area an "Economic Revitalization Area";

... Common Council shall publish notice in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption and substance of this resolution and setting this designation as an "Economic Revitalization Area" for public hearing;

SECTION 3. That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall apply to both a deduction of the assessed value of real estate and personal property for manufacturing, logistical distribution, information technology, and research and development 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, information technology, and research and development 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, information technology, and research and development 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 $3.1955/$100.

... If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be $3.1955/$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 $3.1955/$100 (the change would be negligible).

... If the proposed new manufacturing, logistical distribution, information technology, and research and development equipment is not installed, the approximate current year tax rates for this site would be $3.1955/$100.

... If the proposed new manufacturing, logistical distribution, information technology, and research and development equipment is installed and no deduction is granted, the approximate current year tax rate for the site would be $3.1955/$100 (the change would be negligible).

... If the proposed new manufacturing, logistical distribution, information technology, and research and development equipment is installed and a deduction percentage of eighty percent (80%) is assumed, the approximate current year tax rate for the site would be $3.1955/$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, information technology, and research and development equipment shall be for a period of seven 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

JUN 04 2013

ECONOMIC REVITALIZATION AREA APPLICATION
CITY OF FORT WAYNE, INDIANA

COMMUNITY DEVEL

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:	1,500,000
Total cost of manufacturing equipment improvements:	171,000
Total cost of research and development equipment improvements:	22,000
Total cost of logistical distribution equipment improvements:	78,000
Total cost of information technology equipment improvements:	78,000
TOTAL OF ABOVE IMPROVEMENTS:	$0 1,849,000

GENERAL INFORMATION

Real property taxpayer's name: Highmark Technologies LLC

Personal property taxpayer's name: Highmark Technologies LLC

Telephone number: 260-470-6444 or 260-483-0012

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

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

Year company was established: 1998

Address of property to be designated: 8367 Clinton Park Dr. 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.com

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

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
M.V. Parrott	President	8343 Clinton Park Dr. Fort Wayne, IN 46825	260-470-6444

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

NAME	PERCENTAGE
ICON International Inc. (100% by M.V. Arnott)	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 Do you plan to request state or local assistance to finance public improvements?

☐ 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 Does the company's business include a retail component? If yes, answer the following questions:

What percentage of floor space will be utilized for retail activities? ______

What percentage of sales is made to the ultimate customer? ______

What percentage of sales will be from service calls? ______

What is the percentage of clients/customers served that are located outside of Allen County? 99%

What is the company's primary North American Industrial Classification Code (NAICs)? ~~326100~~ 331316

Describe the nature of the company's business, product, and/or service: Design, engineer, manufacture Assemble and service modular aluminum systems for use in temporary structures such as trade show exhibits and similar temporary buildings

Dollar amount of annual sales for the last three years:

Year	Annual Sales
2010	2.4 Million
2011	3.4 Million
2012	3.2 Million

List the company's three largest customers, their locations and amount of annual gross sales:

Customer Name	City/State	Annual Gross Sales (2012)
MC 2	Atlanta, GA	$250,000
3D Exhibits	Chicago, IL	$360,000
Jack Morton	Phila, PA	$280,000

List the company's three largest material suppliers, their locations and amount of annual purchases:

Supplier Name	City/State	Annual Gross Purchases
ALMAG Aluminum	Mississauga, Ontario, CA	$285,000
Price Machine	Huntertown, IN	$142,000
Creative Castings	Fort Wayne, IN	$96,000

List the company's top three competitors:

Competitor Name	City/State
Aluvision	Nazareth, Belgium
Octanorm USA	Lithia Springs, GA
Alusett Top Deck Systems	Clinton Township, MI

Describe the product or service to be produced or offered at the project site:
Design, engineer, fabricate and assemble advanced aluminum structural systems used for trade show exhibits and temporary shelters/structures.

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?

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: No existing structures - open land adjacent to current Highmark facilities.

NA

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

NA

Describe the improvements to be made to the property to be designated for tax phase-in purposes:

New 26,250 sf building

Projected construction start (month/year): August 2013

Projected construction completion (month/year): January 2014

☐ 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 Attached

☐ 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?

Date first piece of equipment will be purchased (month/year): August 2013

Date last piece of equipment will be installed (month/year): January 2014

Please provide the depreciation schedule term for equipment under consideration for personal property tax phase-in:

Manufacturing Equipment = 10 years
Logistics Equipment = 7 years
R&D Equipment = 7 years
IT Equipment = 5 years

Highmark Technologies Expansion to 8367 Clinton Park Drive
Additions to Personal Property

Investment Category	Est. $ Cost	Need By
Manufacturing Equipment		
• Air Compressor	15,000	Jan 14
• Air Lines & Drops	8,000	Jan 14
• Lighting Upgrades	16,000	Jan 14
• Electrical Extensions	6,000	Jan 14
• CNC Router	55,000	Feb 14
• Paint Booth Improvements	5,000	Nov 13
• Stationery Welding Machine	26,000	Dec 13
• Special Bending Equipment	14,000	Dec 13
• Dust Collection Adds	4,000	Jan 14
• Mobile Overhead Crane Unit	12,000	Nov 13
• Manufacturing Tooling	10,000	Dec 13
	Total = $171,000	
Logistics/Transportation Equipment		
• Dedicated Tooling Storage	6,000	Oct 13
• Racking & Shelving	13,000	Jan 14
• Lift Truck Handling Equipment	35,000	Jan 14
• Bar Code Software for Rental Equip.	14,000	Dec 13
• Rolling Ladders	2,000	Jan 14
• Pallet Wrap Machine	8,000	Jan 14
	Total = $78,000	
Research & Development Equipment		
• 3D Printer	12,000	Aug 13
• R & D Workstation	10,000	Aug 13
	Total = $22,000	
IT Equipment		
• File Domain Server	33,000	Aug 13
• Telephone System	12,000	Sep 13
• Networking Gear	3,000	Aug 13
• CAD Stations (2)	16,000	Nov 13
• Standard Workstations	14,000	Dec 13
	Total = $78,000	

Grand Total = $349,000 Investment

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 phase-in 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.

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. When listing the occupation codes, please avoid using the "Major Occupational Groupings" (i.e. 11-000, 13-000, 15-000, etc.) which are more general in nature. Instead, use specific occupation codes (i.e. 11-1021, 13-1081, 15-2041 etc) for each created and retained job. 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 Mgr.	11-1011	1	98,000
Production Mgr	11-3051	1	84,000
Ind. Engr	27-1021	1	42,000
Sales Exec.	41-4011	2	240,000
Metal Workers	51-4199	4	152,000

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Gen. Mgr.	11-1011	1	98,000
Production Mgr	11-3051	1	84,000
Industrial Designer	27-1021	1	42,000
Sales Exec.	41-4011	2	240,000
Metal Workers	51-4199	4	152,000

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Prod. Supv.	51-1011	1	52,000
Prod. Plan	43-5061	1	45,000
CNC Operator	51-4011	1	48,000
Mech. Drafter	17-3013	1	42,000
Metal Workers	51-4199	4	152,000

PUBLIC BENEFIT INFORMATION

Current Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
Accountant	43-3031	1	25,000
Production Worker	53-7032	4	28,000

Retained Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
Accountant	43-3031	1	26,000
Production Wkrs	53-7032	4	28,000

Additional Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
Production Wkrs	53-7032	2	14,000

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) Retirement Savings Program

When will you reach the levels of employment shown above? (month/year): December 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 phase-ins 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) and the Public Benefit Annual Update with the City of Fort Wayne Community Development Division in each year in which I receive a deduction. Further the CF-1/PP form must be filed with the county assessor and the CF-1/Real Property must be filed with the county auditor. Failure to file the CF-1 form with these agencies may result in a rescission of any tax phase-in occurring as a result of this application.

Signature of Taxpayer/Owner

Michael V. Parrott - President
Printed Name and Title of Applicant

5/29/13
Date

STATEMENT OF BENEFITS
PERSONAL PROPERTY

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

CITY OF FT WAYNE

JUN 04 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 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: Highmark Technologies LLC	
Address of taxpayer (number and street, city, state, and ZIP code): 8343 Clinton Park Dr. 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: 8367 Clinton Park Drive FtWayne	County: Allen	DLGF taxing district number

Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. *(use additional sheets if necessary)* see attached		ESTIMATED START DATE	ESTIMATED COMPLETION DATE
Manufacturing Equipment = 171,000	Manufacturing Equipment	Nov 13	Feb 14
Logistics/Transport Equip = 78,000	R & D Equipment	Aug 13	Sep 13
Research/Development Equip = 22,000	Logist Dist Equipment	Oct 13	Jan 14
IT Equipment = 78,000 Total = 349,000	IT Equipment	Aug 13	Dec 13

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

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
14	669,000	14	670,000	10	353,000

SECTION 4 — ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the **COST** of the property is confidential.	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current values	171,000		22,000		78,000		78,000	
Plus estimated values of proposed project								
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: Retain in Fort Wayne a business that is easily moved out of Allen County and Indiana. Virtually all revenue comes to the 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]	President	5/29/13

Highmark Technologies Expansion to 8367 Clinton Park Drive
Additions to Personal Property

Investment Category	Est. $ Cost	Need By
Manufacturing Equipment		
• Air Compressor	15,000	Jan 14
• Air Lines & Drops	8,000	Jan 14
• Lighting Upgrades	16,000	Jan 14
• Electrical Extensions	6,000	Jan 14
• CNC Router	55,000	Feb 14
• Paint Booth Improvements	5,000	Nov 13
• Stationery Welding Machine	26,000	Dec 13
• Special Bending Equipment	14,000	Dec 13
• Dust Collection Adds	4,000	Jan 14
• Mobile Overhead Crane Unit	12,000	Nov 13
• Manufacturing Tooling	10,000	Dec 13
	Total = $171,000	
Logistics/Transportation Equipment		
• Dedicated Tooling Storage	6,000	Oct 13
• Racking & Shelving	13,000	Jan 14
• Lift Truck Handling Equipment	35,000	Jan 14
• Bar Code Software for Rental Equip.	14,000	Dec 13
• Rolling Ladders	2,000	Jan 14
• Pallet Wrap Machine	8,000	Jan 14
	Total = $78,000	
Research & Development Equipment		
• 3D Printer	12,000	Aug 13
• R & D Workstation	10,000	Aug 13
	Total = $22,000	
IT Equipment		
• File Domain Server	33,000	Aug 13
• Telephone System	12,000	Sep 13
• Networking Gear	3,000	Aug 13
• CAD Stations (2)	16,000	Nov 13
• Standard Workstations	14,000	Dec 13
	Total = $78,000	

Grand Total = $349,000 Investment

STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS
State Form 51767 (R4 / 2-13)
Prescribed by the Department of Local Government Finance

CITY OF FT WAYNE
JUN 04 2013
COMMUNITY DEVL.

20____ PAY 20____
FORM SB-1 / Real Property

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).

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)
☐ Residentially distressed area (IC 6-1.1-12.1-4.1)

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, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. If the property owner misses the May 10 deadline in the initial year of occupation, he can apply between March 1 and May 10 of a subsequent year.*
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 apply to any economic revitalization areas designated after June 30, 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 economic revitalization areas designated before July 1, 2000.*

SECTION 1 — TAXPAYER INFORMATION

Name of taxpayer: Highmark Technologies LLC		
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	E-mail address: mparrott@groupdelphi.com

SECTION 2 — LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body: Fort Wayne Common Council		Resolution number
Location of property: 8367 Clinton Park Drive, FW, IN	County: Allen	DLGF taxing district number
Description of real property improvements, redevelopment, or rehabilitation (*use additional sheets if necessary*): Construction of 26,250SF manufacturing, assembly and storage building attached to existing 24,460SF.		Estimated start date (*month, day, year*): August 1, 2013 Estimated completion date (*month, day, year*): December 31, 2013

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

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
14	669,000	14	670,000	10	353,000

SECTION 4 — ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values — Land Only	150,000	
Plus estimated values of proposed project — New Building	1,350,000	
Less values of any property being replaced	None	
Net estimated values upon completion of project	1,500,000	

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

Estimated solid waste converted (*pounds*) ____________

Estimated hazardous waste converted (*pounds*) ____________

Other benefits: Apart from more than doubling the production capacity of Highmark, this project will generally upgrade the values and appearance of the Clinton Industrial Park with the removal of temporary storage containers and add more orderly parking and marshalling of large trucks Most of Highmark's business attracts revenue from outside of Indiana.

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*)
[illegible]	President	5/29/13

[redacted]

EXHIBIT A

PARCEL I:

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 East line of a 100 acre tract of land formerly owned by the Academy of Our Lady of the Sacred Heart, at a point situated 1091.0 feet (recorded 16.65 chains which equals 1098.9 feet) North of the point of intersection of said East line with the centerline of Leo Road, said point also being the Southwest corner of a 3.5 acre tract of land conveyed to John B. Schmidt by deed recorded in Deed Record 237, page 348 in the Office of the Recorder of Allen County, Indiana; thence Easterly, on and along the South line of said 3.5 acre tract, a distance of 529.77 feet to the Southeast corner of said 3.5 acre tract, being a point on the centerline of Leo Road; thence Southwesterly, by a deflection angle right of 114 degrees 56 minutes, on and along the centerline of Leo Road, a distance of 599.0 feet to the Northeast corner of a 1.66 acre tract of land recorded in Deed Record 233, page 64 in the Office of said Recorder; thence Westerly, by a deflection angle right of 63 degrees 44 minutes 30 seconds, on and along the North line of said 1.66 acre tract, a distance of 265.85 feet (recorded 267.14 feet) to the Northwest corner of said 1.66 acre tract, being a point on the East line of the aforementioned 100 acre tract; thence Northerly, by a deflection angle right of 90 degrees 08 minutes, on and along said East line, a distance of 549.5 feet to the Point of Beginning, containing 4.980 acres of land.

PARCEL II:

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

COMMENCING at the intersection of the South line of the Northeast Quarter of Fractional Section 7, Township 31 North, Range 13 East, with the centerline of the Leo Road (N. Clinton St.); thence Northeasterly along the centerline of said road, a distance of 494.2 feet to the Point of Beginning for the tract of land herein described; thence continuing Northeasterly along the centerline of said road, 603.81 feet; thence West with a

Continued on next page

deflection angle left of 116 degrees 15 minutes 30 seconds, a distance of 267.14 feet; thence South with a deflection angle left of 90 degrees, a distance of 541.5 feet to the Place of Beginning, containing 1.66 acres.

EXCEPT that part being more particularly 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 634.1 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 209.24 feet; thence North 68 degrees 11 minutes West, a distance of 169.89 feet to a point on the West line of the 55 acre tract sold to Francis Pepe by Victorine Ruffet as documented in Surveyor's Record "B", page 441; thence South 02 degrees 43 minutes East, on and along the West line of said 55 acre tract, a distance of 230.04 feet; thence South 68 degrees 17 minutes 20 seconds East, a distance of 68.01 feet to the Point of Beginning, containing 0.571 acres of land.

ALSO EXCEPTING:

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, containing 0.109 acres of land.

PARCEL III:

Part of the Northeast Quarter of Section 7, Township 31 North,

Continued on next page

Range 13 East, Allen County, Indiana, more particularly described as follows, to-wit:

COMMENCING at the point of intersection of the South line of said Northeast Quarter with the Easterly right-of-way line of Interstate Highway Number 69, said point being situated, by deed, 908.5 feet, more or less, North 87 degrees 41 minutes East from the center of said Section 7; thence North 21 degrees 49 minutes East, on and along said Easterly right-of-way line, as situated 100.0 feet (measured at right angles) Southeasterly from and parallel to the centerline of said Interstate Highway Number 69, a distance of 750.0 feet to the most Northerly corner of a 5.79 acre tract of land conveyed to John R. Larimore and Joan Larimore in a deed dated March 8, 1968 and recorded in Deed Record 703, page 254 in the Office of the Recorder of Allen County, Indiana, being the True Point of Beginning; thence North 21 degrees 49 minutes East, continuing along said Easterly right-of-way line, a distance of 228.15 feet to the point of intersection of said Easterly right-of-way line with the Westerly projection of the North face of the foundation wall of an existing concrete building; thence South 68 degrees 25 minutes East, on and along line formed by said foundation wall North face and its Westerly and Easterly projection, a distance of 205.7 feet to the Westerly right-of-way line of Clinton Park Drive as dedicated in Deed Record 707, page 194 in the Office of said Recorder; thence South 18 degrees 41 minutes West, on and along said Westerly right-of-way line, a distance of 229.3 feet to a Northeasterly corner of the aforesaid 5.79 acre tract; thence North 68 degrees 11 minutes West, on and along the Northeasterly line of said 5.79 acre tract, a distance of 218.2 feet to the True Point of Beginning, containing 1.112 acres of land.

ALSO:

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

COMMENCING at the point of intersection of the South line of said Northeast Quarter with the Easterly right-of-way line of Interstate Highway Number 69, said point being situated by deed 908.5 feet, more or less, North 87 degrees 41 minutes East from the center of said Section 7; thence North 21 degrees 49 minutes East, on and along said Easterly right-of-way line, as situated 100.0 feet (measured at right angles) Southeasterly of and parallel to the centerline of said Interstate Highway Number 69,

Continued on next page

a distance of 978.15 feet to the point of intersection of said Easterly right-of-way line with the Westerly projection of the North face of the foundation wall of an existing concrete building, said point of intersection being the True Point of Beginning; thence North 21 degrees 49 minutes East, continuing along said Easterly right-of-way line, a distance of 710.75 feet to the most Westerly corner of a 0.34 acre tract of land conveyed to Burkhart Advertising, Inc. in deed dated July 19, 1979, and recorded in Document Number 79-28240 in the Office of said Recorder; thence South 68 degrees 11 minutes East, on and along the Southwesterly line of said 0.34 acre tract, a distance of 116.5 feet (recorded 117.0 feet) to the most Southerly corner of said 0.34 acre tract, being a point on the line referred to in Deed Record 39, page 42 as the West line of "55 acres sold to Frances Pepe by Victoria Ruffet" as recorded in Surveyor's Record "B", page 441, recorded December 15, 1865; thence South 02 degrees 43 minutes East, on and along the aforesaid line, being established by deeded distances and survey monuments found, a distance of 666.0 feet (recorded 705.7 feet), to the Northeast corner of a 1.00 acre tract conveyed to Howard Properties, Inc. in a deed dated August 31, 1976 and recorded in Document Number 76-21924 in the Office of said Recorder; thence North 68 degrees 11 minutes West, on and along the Northeasterly line of said 1.00 acre tract and the Northwesterly projection thereof, a distance of 193.0 feet to the Northerly terminus of the Westerly right-of-way line of Clinton Park Drive as dedicated in Deed Record 707, page 194 in the Office of said Recorder; thence South 18 degrees 41 minutes West, on and along said Westerly right-of-way line, a distance of 104.2 feet to thh point of intersection of said Westerly right-of-way line with the Easterly projection of the aforesaid North face of the foundation wall of an existing concrete building; thence North 68 degrees 25 minutes West, on and along the line formed by said foundation wall North face and its Easterly and Westerly projections, a distance of 205.7 feet to the True Point of Beginning, containing 4.030 acres of land.

EXCEPT that part being more particularly described as follows:

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

COMMENCING at the point of intersection of the South line of said Northeast Quarter with the Easterly right-of-way line of Interstate Highway Number 69, said point being situated, by deed, 908.5 feet, more or less, North 87 degrees 41 minutes East

Continued on next page

from the center of said Section 7; thence North 21 degrees 49 minutes East, on and along said Easterly right-of-way line, as situated 100.0 feet (measured at right angles) Southeasterly of and parallel to the centerline of said Interstate Highway Number 69, a distance of 978.15 feet; thence South 68 degrees 25 minutes East, a distance of 205.7 feet to a point on the Westerly right-of-way line of Clinton Park Drive as dedicated in Deed Record 707, page 194, in the Office of the Recorder of Allen County, Indiana; thence North 18 degrees 41 minutes East, on and along said Westerly right-of-way line, a distance of 104.2 feet to the Northerly terminus thereof; thence South 68 degrees 11 minutes East, a distance of 50.07 feet to the Northerly terminus of the Easterly right-of-way line of said Clinton Park Drive, being the True Point of Beginning of the tract herein described; thence South 68 degrees 11 minutes East, a distance of 142.93 feet to a point on the West line of "55 acres sold to Francis Pepe by Victoria Ruffet", as recorded in Surveyor's Record "B", page 441, recorded December 15, 1865; thence North 2 degrees 43 minutes West, on and along the West line of said 55 acres, a distance of 344.23 feet; thence South 21 degrees 49 minutes West and parallel to the Easterly right-of-way line of said Interstate Highway Number 69, a distance of 313.15 feet to the True Point of Beginning, containing 0.514 acres of land.

ALSO EXCEPTING:

A part of the Northeast Quarter of Section 7, Township 31 North, Range 13 East, Allen County, Indiana, described as follows:

COMMENCING at the Southwest corner of said Quarter Section; thence North 87 degrees 42 minutes 21 seconds East 914.09 feet (908.5 feet by Instrument 81-21886) along the South line of said Quarter Section to the Eastern boundary of I-69; thence North 21 degrees 57 minutes 16 seconds East 1160.44 feet along the boundary of said I-69 to the Point of Beginning of this description; thence North 21 degrees 57 minutes 16 seconds East 528.46 feet along said boundary to the Northwest corner of a 4.030 acre tract of land described in Instrument Number 81-21887; thence South 68 degrees 02 minutes 44 seconds East 32.57 feet along the Northern line of said 4.030 acre tract; thence South 22 degrees 41 minutes 57 seconds West 428.50 feet; thence South 37 degrees 03 minutes 50 seconds West 103.58 feet to the Point of Beginning and containing 0.324 acres, more or less.

Continued on next page

PARCEL IV:

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

COMMENCING at the point of intersection of the South line of said Northeast Quarter with the Easterly right-of-way line of Interstate Highway Number 69, said point being situated, by deed, 908.5 feet, more or less, North 87 degrees 41 minutes East from the center of said Section 7; thence North 21 degrees 49 minutes East, on and along said Easterly right-of-way line, as situated 100.0 feet (measured at right angles) Southeasterly of and parallel to the centerline of said Interstate Highway Number 69, a distance of 978.15 feet; thence South 68 degrees 25 minutes East, a distance of 205.7 feet to a point on the Westerly right-of-way line of Clinton Park Drive as dedicated in Deed Record 707, page 194, in the Office of the Recorder of Allen County, Indiana; thence North 18 degrees 41 minutes East, on and along said Westerly right-of-way line, a distance of 104.2 feet to the Northerly terminus thereof; thence South 68 degrees 11 minutes East, a distance of 50.07 feet to the Northerly terminus of the Easterly right-of-way line of said Clinton Park Drive, being the True Point of Beginning of the tract herein described; thence South 68 degrees 11 minutes East, a distance of 142.93 feet to a point on the West line of "55 acres sold to Francis Pepe by Victoria Ruffet", as recorded in Surveyor's Record "B", page 441 recorded December 15, 1865; thence North 2 degrees 43 minutes West, on and along the West line of said 55 acres, a distance of 344.23 feet; thence South 21 degrees 49 minutes West and parallel to the Easterly right-of-way line of said Interstate Highway Number 69, a distance of 313.15 feet to the True Point of Beginning, containing 0.514 acres of land.

TOGETHER WITH an easement for ingress and egress purposes, more particularly described as follows, to-wit:

BEGINNING at the Northerly terminus of the Westerly right-of-way line of Clinton Park Drive as dedicated in Deed Record 707, page 194, in the Office of the Recorder of Allen County, Indiana; thence South 68 degrees 11 minutes East, a distance of 50.07 feet to the Northerly terminus of the Easterly right-of-way line of said Clinton Park Drive; thence North 21 degrees 49 minutes East and parallel to the Easterly right-of-way line of Interstate Highway Number 69, a distance of 50.0 feet; thence North 68 degrees 11 minutes West, a distance

Continued on next page

of 50.07 feet; thence South 21 degrees 49 minutes West and parallel to the Easterly right-of-way line of said Interstate Highway Number 69, a distance of 50.0 feet to the Point of Beginning.

EXCEPTING from Parcels I, II, III and IV that partbeing more particularly described as follows:

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

COMMENCING at the intersection of the South line of said Northeast Quarter and the centerline of Leo Road; thence North 24 degrees 24 minutes 27 seconds East (assumed bearing and basis of bearings to follow), a distance of 634.1 feet (deed) along the centerline of said Leo Road to the Southeast corner of an existing 0.571 acre tract; thence continuing North 24 degrees 24 minutes 27 seconds East, a distance of 390.81 feet along said center to a survey marker nail set at the Point of Beginning of the herein described tract; thence North 66 degrees 29 minutes 05 seconds West, a distance of 313.38 feet to a 5/8 inch steel rebar set; thence South 23 degrees 30 minutes 55 seconds West, a distance of 103.87 feet to a 5/8 inch steel rebar set on a tangent curve concave to the Southeast having a radius of 470.00 feet; thence Southwesterly along said curve, a distance of 35.80 feet, having a central angle 4 degrees 21 minutes 53 seconds, and a chord of 35.79 feet bearing South 21 degrees 19 minutes 59 seconds West, to a 5/8 inch steel rebar set at the point of tangency of said curve; thence South 19 degrees 09 minutes 03 seconds West, a distance of 46.76 feet to a 5/8 inch steel rebar set on the North line of an existing 1.00 acre tract; thence North 66 degrees 59 minutes 40 seconds West, a distance of 5.04 feet along said North line to a 5/8 inch steel rebar set at the Northwest corner of said 1.00 acre tract; thence North 67 degrees 14 minutes 39 seconds West, a distance of 55.08 feet to a 5/8 inch steel rebar set; thence North 19 degrees 09 minutes 03 seconds East, a distance of 42.96 feet to a 5/8 inch steel rebar set on a tangent curve, concave to the Southeast, having a radius of 530.00 feet; thence Northeasterly along said curve a distance of 40.37 feet, having a central angle 4 degrees 21 minutes 53 seconds, and a chord of 40.36 feet bearing North 21 degrees 49 minutes 59 seconds East, to a 5/8 inch steel rebar set at the point of tangency of said curve; thence North 23 degrees 30 minutes 55 seconds East, a distance of 65.43 feet to a 5/8 inch steel rebar set; thence North 66 degrees 29 minutes 05 seconds

Continued on next page

EXHIBIT A - CONT'D

West, a distance of 171.91 feet to a 5/8 inch steel rebar set on the East line of an existing 0.324 acre tract; thence North 38 degrees 04 minutes 29 seconds East, a distance of 27.49 feet to a 5/8 inch steel rebar; thence North 23 degrees 30 minutes 55 seconds East, a distance of 428.50 feet along said East line to a 5/8 inch steel rebar set on the South line of an existing tract described in Document Number 79-28240 in the Office of the Recorder of Allen County, Indiana; thence South 66 degrees 59 minutes 43 seconds East, a distance of 83.93 feet along said South line to the East line of said Document Number 79-28240; thence North 01 degrees 36 minutes 30 seconds West, a distance of 43.26 feet along said East line to the South line of an existing tract described in Document Number 94-70272 in the Office of the Recorder of Allen County, Indiana; thence North 89 degrees 29 minutes 51 seconds East, a distance of 529.09 feet along said South line to the centerline of Leo Road; thence South 24 degrees 24 minutes 27 seconds West, a distance of 672.00 feet along said centerline to the Point of Beginning. Containing 7.204 acres, more or less.

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 $1,849,000. In order to expand, Highmark Technologies LLC will construct a 26,250 square foot manufacturing, assembly, and storage building which will be attached to an existing 24,460 square foot building. They will also purchase and install a variety of manufacturing, research and development, logistical distribution, and information technology equipment valued at approximately $349,000.**

EFFECT OF PASSAGE: **Constructing the additional square feet and installing new equipment will allow Highmark Technologies LLC to strategically plan for the future while also enhancing Clinton Industrial Park in appearance, safety, and traffic patterns. Eight full-time jobs and two part-time jobs will be created.**

EFFECT OF NON-PASSAGE: **Potential loss of development, eight full-time jobs, and two part-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: June 7, 2013

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

BACKGROUND

PROJECT ADDRESS:	**8367 Clinton Park Drive**	PROJECT LOCATED WITHIN:	**N/A**
PROJECT COST:	**$ 1,849,000**	COUNCILMANIC DISTRICT:	**2**

COMPANY PRODUCT OR SERVICE:	**Highmark Technologies LLC designs, engineers, manufactures, assembles, and services modular aluminum systems for use in temporary structures such as trade show exhibits and temporary shelters/structures.**
PROJECT DESCRIPTION:	**Highmark Technologies LLC will construct a new 26,205 square foot manufacturing, assembly, and storage building which will be attached to an existing 24,460 square foot building.**

CREATED		RETAINED	
JOBS CREATED (FULL-TIME):	**8**	JOBS RETAINED (FULL-TIME):	**9**
JOBS CREATED (PART-TIME):	**2**	JOBS RETAINED (PART-TIME):	**5**
TOTAL NEW PAYROLL:	**$ 353,000**	TOTAL RETAINED PAYROLL:	**$ 670,000**
AVERAGE SALARY (FULL-TIME NEW):	**$ 42,375**	AVERAGE SALARY (FULL-TIME RETAINED):	**$68,444**

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 IN1; Limited Industrial

Yes ☐ **No** ☒ **N/A** ☐ Project encourages the improvement or replacement of a deteriorated or obsolete structure?

Yes ☒ **No** ☐ **N/A** ☐ Project encourages the improvement or replacement of obsolete manufacturing and/or research and development and/or information technology and/or logistical distribution equipment?

Yes ☐ **No** ☐ **N/A** ☒ Project will result in significant conversion of solid waste or hazardous waste into energy or other useful products?

Yes ☐ **No** ☐ **N/A** ☒ Project encourages preservation of an historically or architecturally significant structure?

Yes ☐ **No** ☒ **N/A** ☐ Construction will result in Leadership in Energy and Environmental Design (LEED) certification by the U.S. Green Building Council?

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: Eight full-time and two part-time jobs will be created as a result of the project.**

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 seven years.

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

COMMENTS

Signed:

Economic Development Specialist

Reviewed:

Elissa McGauley

Economic Development Specialist

Real Property Abatements

Tax Abatement Review System

	Points Possible	Points Awarded
INVESTMENT (30 points possible)		
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	
Investment per employee (both jobs created and retained)		
$35,000 or more	10	10
$18,500 to $34,999	8	
$6,250 to $18,499	6	
$1,250 to $6,249	4	
less than $1,250	2	
Estimated local income taxes generated from jobs retained		
$80,000 or more	5	
$30,000 to $79,999	4	
$10,000 to $29,999	3	
$5,000 to $9,999	2	2
less than $5,000	1	
Estimated local income taxes generated from jobs created (Double points for start-up)		
$30,000 or more	5	
$10,000 to $29,999	4	
$5,000 to $9,999	3	
$3,000 to $4,999	2	2
less than $3,000	1	
ECONOMIC BASE (20 points possible)		
Location Quotient in designated Occupation Code (use majority Occupation Code of all created and retained jobs)		
Greater than 1.0	5	5
Estimated Percent of Business done outside Allen County		
Greater than 75%	15	15
50% to 74%	10	
25% to 49%	5	
JOBS (20 points possible)		
Total number of permanent jobs retained		
Over 250	10	
100 to 249	8	
50 to 99	6	
25 to 49	4	
10 to 24	2	2
1 to 9	1	
Total number of permanent jobs created (Double for start-up)		
Over 100	10	
50-99	8	
25-49	6	
10-24	4	4
1 to 9	2	
WAGES (20 points possible)		
Median salary of the jobs created and/or retained		
Over $45,000	20	
$40,000 to $44,999	16	
$35,000 to $39,999	12	12
$30,000 to 34,999	8	
$25,000 to $29,999	4	
under $25,000	0	

BENEFITS (10 points possible)

Major Medical Plan	7	7
Pension, Tuition Reimbursement, Life Insurance, Dental Insurance, Disability Insurance,	3	3

SUSTAINABILITY

Construction uses green building techniques (ie LEED Certification)	5	
Construction uses techniques to minimize impact on Combined Sewer Overflows (CSOs)	5	5

Total 77

Length of Abatement
20 to 39 points - 3 year abatement
40 to 59 points - 5 year abatement
60 to 69 points - 7 year abatement
70 to 100 points - 10 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.**

Real Property Deduction Schedules	Alternative Deduction Real Property Schedules
10 year	**10 Year**
Year 1: 100%	Year 1: 100%
Year 2: 95%	Year 2: 100%
Year 3: 80%	Year 3: 100%
Year 4: 65%	Year 4: 100%
Year 5: 50%	Year 5: 100%
Year 6: 40%	Year 6: 90%
Year 7: 30%	Year 7: 80%
Year 8: 20%	Year 8: 65%
Year 9: 10%	Year 9: 50%
Year 10: 5%	Year 10: 40%
Year 11: 0%	
7 year	**7 Year**
Year 1: 100%	Year 1: 100%
Year 2: 85%	Year 2: 100%
Year 3: 71%	Year 3: 100%
Year 4: 57%	Year 4: 100%
Year 5: 43%	Year 5: 100%
Year 6: 29%	Year 6: 71%
Year 7: 14%	Year 7: 43%
Year 8: 0%	
5 year	
Year 1: 100%	
Year 2: 80%	
Year 3: 60%	
Year 4: 40%	
Year 5: 20%	
Year 6: 0%	
3 year	
Year 1: 100%	
Year 2: 66%	
Year 3: 33%	
Year 4: 0%	

Personal Property Abatements

Tax Abatement Review System

	Points Possible	Points Awarded
INVESTMENT (30 points possible)		
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
Investment per employee (both jobs created and retained)		
$35,000 or more	10	
$18,500 to $34,999	8	
$6,250 to $18,499	6	6
$1,250 to $6,249	4	
less than $1,250	2	
Estimated local income taxes generated from jobs retained		
$80,000 or more	5	
$30,000 to $79,999	4	
$10,000 to $29,999	3	
$5,000 to $9,999	2	2
less than $5,000	1	
Estimated local income taxes generated from jobs created (Double points for start-up)		
$30,000 or more	5	
$10,000 to $29,999	4	
$5,000 to $9,999	3	
$3,000 to $4,999	2	2
less than $3,000	1	
ECONOMIC BASE (20 points possible)		
Location Quotient in designated Occupation Code (use majority Occupation Code of all created and retained jobs)		
Greater than 1.0	5	5
Estimated Percent of Business done outside Allen County		
Greater than 75%	15	15
50% to 74%	10	
25% to 49%	5	
JOBS (20 points possible)		
Total number of permanent jobs retained		
Over 250	10	
100 to 249	8	
50 to 99	6	
25 to 49	4	
10 to 24	2	2
1 to 9	1	
Total number of permanent jobs created (Double for start-up)		
Over 100	10	
50-99	8	
25-49	6	
10-24	4	4
1 to 9	2	
WAGES (20 points possible)		
Median salary of the jobs created and/or retained		
Over $45,000	20	
$40,000 to $44,999	16	
$35,000 to $39,999	12	12
$30,000 to 34,999	8	
$25,000 to $29,999	4	
under $25,000	0	

BENEFITS (10 points possible)

Major Medical Plan	7	7
Pension, Tuition Reimbursement, Life Insurance, Dental Insurance, Disability Insurance,	3	3

SUSTAINABILITY

Construction uses green building techniques (ie LEED Certification)	5	
Construction uses techniques to minimize impact on Combined Sewer Overflows (CSOs)	5	5

Total 67

Length of Abatement
20 to 39 points - 3 year abatement
40 to 59 points - 5 year abatement
60 to 69 points - 7 year abatement
70 to 100 points - 10 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.

Personal Property Deduction Schedules	Alternative Deduction Personal Property Schedules
10 year	**10 Year**
Year 1: 100%	Year 1: 100%
Year 2: 90%	Year 2: 100%
Year 3: 80%	Year 3: 100%
Year 4: 70%	Year 4: 100%
Year 5: 60%	Year 5: 100%
Year 6: 50%	Year 6: 90%
Year 7: 40%	Year 7: 80%
Year 8: 30%	Year 8: 65%
Year 9: 20%	Year 9: 50%
Year 10: 10%	Year 10: 40%
Year 11: 0%	
7 year	**7 Year**
Year 1: 100%	Year 1: 100%
Year 2: 85%	Year 2: 100%
Year 3: 71%	Year 3: 100%
Year 4: 57%	Year 4: 100%
Year 5: 43%	Year 5: 100%
Year 6: 29%	Year 6: 71%
Year 7: 14%	Year 7: 43%
Year 8: 0%	
5 year	
Year 1: 100%	
Year 2: 80%	
Year 3: 60%	
Year 4: 40%	
Year 5: 20%	
Year 6; 0%	
3 year	
Year 1: 100%	
Year 2: 66%	
Year 3: 33%	
Year 4: 0%	

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

PERSONAL PROPERTY TAX ABATEMENT - 7 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	$349,000	40%	$139,600	$139,600	100%	0%	$139,600	$0	0.031955	$0	$4,461
2	$349,000	56%	$195,440	$195,440	85%	15%	$166,124	$29,316	0.031955	$937	$5,308
3	$349,000	42%	$146,580	$146,580	71%	29%	$104,072	$42,508	0.031955	$1,358	$3,326
4	$349,000	32%	$111,680	$111,680	57%	43%	$63,658	$48,022	0.031955	$1,535	$2,034
5	$349,000	30%	$104,700	$104,700	43%	57%	$45,021	$59,679	0.031955	$1,907	$1,439
6	$349,000	30%	$104,700	$104,700	29%	71%	$30,363	$74,337	0.031955	$2,375	$970
7	$349,000	30%	$104,700	$104,700	14%	86%	$14,658	$90,042	0.031955	$2,877	$468
8	$349,000	30%	$104,700	$104,700	0%	100%	$0	$104,700	0.031955	$3,346	$0
9	$349,000	30%	$104,700	$104,700	0%	100%	$0	$104,700	0.031955	$3,346	$0
10	$349,000	30%	$104,700	$104,700	0%	100%	$0	$104,700	0.031955	$3,346	$0
11	$349,000	30%	$104,700	$104,700	0%	100%	$0	$104,700	0.031955	$3,346	$0

TOTAL TAX SAVED	(10 yrs on 7 yr deduction)	**$18,006**
TOTAL TAX PAID	(10 yrs on 7 yr deduction)	**$21,027**

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	$1,500,000	$1,500,000	$1,500,000	100%	0%	$1,500,000	$0	0.031955	$0	$47,933
2	$1,500,000	$1,500,000	$1,500,000	95%	5%	$1,425,000	$75,000	0.031955	$2,397	$45,536
3	$1,500,000	$1,500,000	$1,500,000	80%	20%	$1,200,000	$300,000	0.031955	$9,587	$38,346
4	$1,500,000	$1,500,000	$1,500,000	65%	35%	$975,000	$525,000	0.031955	$16,776	$31,156
5	$1,500,000	$1,500,000	$1,500,000	50%	50%	$750,000	$750,000	0.031955	$23,966	$23,966
6	$1,500,000	$1,500,000	$1,500,000	40%	60%	$600,000	$900,000	0.031955	$28,760	$19,173
7	$1,500,000	$1,500,000	$1,500,000	30%	70%	$450,000	$1,050,000	0.031955	$33,553	$14,380
8	$1,500,000	$1,500,000	$1,500,000	20%	80%	$300,000	$1,200,000	0.031955	$38,346	$9,587
9	$1,500,000	$1,500,000	$1,500,000	10%	90%	$150,000	$1,350,000	0.031955	$43,139	$4,793
10	$1,500,000	$1,500,000	$1,500,000	5%	95%	$75,000	$1,425,000	0.031955	$45,536	$2,397
11	$1,500,000	$1,500,000	$1,500,000	0%	100%	$0	$1,500,000	0.031955	$47,933	$0

TOTAL TAX SAVED REAL PROPERTY	(10 yrs on 10 yr deduction)	**$237,266**
TOTAL TAX PAID REAL PROPERTY	(10 yrs on 10 yr deduction)	**$242,059**
TOTAL TAX SAVED MACHINERY & BUILDING	(10 yrs on 7 & 10 yr deductions)	**$255,272**
TOTAL TAX PAID MACHINERY & BUILDING	(10 yrs on 7 & 10 yr deductions)	**$263,086**

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