BILL NO. R-13-09-22

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 4817 Industrial Road, Fort Wayne, Indiana 46825 (Fort Wayne Industrial Properties, LLC)**

**WHEREAS,** Petitioner has duly filed its petition dated September 5, 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 30 full-time, permanent jobs for a total new, annual payroll of $1,750,000, with the average new annual job salary being $58,333; and

**WHEREAS,** the total estimated project cost is $750,000; 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 occupation of an eligible vacant building.

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

**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 $3.1821/$100.
- If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be $3.1821/$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 $3.1821/$100 (the change would be negligible).
- If the proposed occupation of the eligible vacant building does not occur, the approximate current year tax rates for this site would be $3.1821/$100.
- If the proposed occupation of the eligible vacant building does occur and no deduction is granted, the approximate current year tax rate for the site would be $3.1821/$100 (the change would be negligible).
- If the proposed occupation of the eligible vacant building does occur and a deduction percentage of eighty percent (80%) is assumed, the approximate current year tax rate for the site would be $3.1821/$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 seven years, and the deduction from the assessed value of the occupation of the eligible vacant building shall be for a period of one year.

**SECTION 8.** The deduction schedule from the assessed value of the real property pursuant to I.C. 6-1.1-12.1-17 shall look like this:

| Year of Deduction | Percentage |
|---|---|
| 1 | 100% |
| 2 | 85% |
| 3 | 71% |
| 4 | 57% |
| 5 | 43% |
| 6 | 29% |
| 7 | 14% |

**SECTION 9.** The deduction schedule from the assessed value of the occupation of the eligible vacant building pursuant to I.C. 6-1.1-12.1-17 shall look like this:

| Year of Deduction | Percentage |
|---|---|
| 1 | 100% |

**SECTION 10.** 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 11.** That, the taxpayer is non-delinquent on any and all property tax due to jurisdictions within Allen County, Indiana.

**SECTION 12.** That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that has received a deduction under section 3, 4.5 or 4.8 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 or the tenant of the property owner in the case of section 4.8 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 13.** 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
by LES

Carol Helton, City Attorney

CITY OF FT WAYNE

03/2013

SEP 05 2013

COMMUNITY DEVL.

# ECONOMIC REVITALIZATION AREA APPLICATION
# CITY OF FORT WAYNE, INDIANA

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

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

**Total cost of real estate improvements:** $ 750,000
**Total cost of manufacturing equipment improvements:** ______
**Total cost of research and development equipment improvements:** ______
**Total cost of logistical distribution equipment improvements:** ______
**Total cost of information technology equipment improvements:** ______

**TOTAL OF ABOVE IMPROVEMENTS:** $ 750,000

## GENERAL INFORMATION

Real property taxpayer's name: Fort Wayne Industrial Properties LLC

Personal property taxpayer's name: ______

Telephone number: 260-469-3760

Address listed on tax bill: 7077 Smith Rd, Fort Wayne, IN 46809

Name of company to be designated, if applicable: ______

Year company was established: 2012

Address of property to be designated: 4817 Industrial Rd. Fort Wayne, IN 46825

Real estate property identification number: 02-07-23-326-012.000-073

Contact person name: Scott Fredrick

Contact person telephone number: (260) 469-3760 Contact person Email: scott@primco.net

Contact person address: PO Box 9530, Fort Wayne IN 46809

List company officer and/or principal operating personnel

| NAME | TITLE | ADDRESS | PHONE NUMBER |
|---|---|---|---|
| Fredrick, Scott | Member | 7107 Smith Rd. Fort Wayne IN 46809 | (260) 469-3760 |
| Fredrick, Todd | Member | 7107 Smith Rd. Fort Wayne IN 46809 | (260) 478-1548 |
| | | | |
| | | | |
| | | | |

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

| NAME | PERCENTAGE |
|---|---|
| Fredrick, Scott | 50% |
| Fredrick, Todd | 50% |
| | |
| | |
| | |

☐ 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? To be determined

What percentage of sales is made to the ultimate customer? 100%

What percentage of sales will be from service calls? 70%

What is the percentage of clients/customers served that are located outside of Allen County? 20%

What is the company's primary North American Industrial Classification Code (NAICs)? 327300

Describe the nature of the company's business, product, and/or service:

Concrete, Aggregate and Supplies

Dollar amount of annual sales for the last three years:

| Year | Annual Sales |
|---|---|
| 2010-2012 | $ 33,000,000.00 |
| | |
| | |

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

| Customer Name | City/State | Annual Gross Sales |
|---|---|---|
| Confidential | | |
| | | |
| | | |

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

| Supplier Name | City/State | Annual Gross Purchases |
|---|---|---|
| Buzzi Cement | Fort Wayne IN | $ 4,000,000 |
| Hanson Aggregates | Fort Wayne IN | $ 3,000,000 |
| Lafarge Cement | Paulding, OH | $ 3,000,000 |

List the company's top three competitors:

| Competitor Name | City/State |
|---|---|
| Erie Haven | Fort Wayne IN |
| Keystone | Fort Wayne IN |
| Irving Materials, Inc | Fort Wayne IN |

Describe the product or service to be produced or offered at the project site:

This will be the business headquarters that will offer concrete, aggregate, and supplies.

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

How does the property for which you are requesting designation meet the above definition of an ERA?

This building has been unoccupied for over three years and the intent is to make additions and finish this building to house the headquarter facility which will add additional jobs to the community.

## 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:

10,125 Square foot warehouse.

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

Unoccupied.

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

Adding to and completing the building to make it functional to house the headquarters operation facility.

Projected construction start (month/year): 10/2013

Projected construction completion (month/year): 12/2013

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

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

## PERSONAL PROPERTY INFORMATION

Complete this section of the application if you are requesting a deduction from assessed value of new manufacturing, research and development, logistical distribution or information technology equipment.

List below the equipment for which you are seeking an economic revitalization area designation.

Manufacturing equipment must be used in the direct production, manufacture, fabrication, assembly, extraction, mining, processing, refining, or finishing of other tangible personal property at the site to be designated. Research and development equipment consists of laboratory equipment, research and development equipment, computers and computer software, telecommunications equipment or testing equipment used in research and development activities devoted directly and exclusively to experimental or laboratory research and development for new products, new uses of existing products, or improving or testing existing products at the site to be designated. Logistical distribution equipment consists of racking equipment, scanning or coding equipment, separators, conveyors, fork lifts or lifting equipment, transitional moving equipment, packaging equipment, sorting and picking equipment, software for technology used in logistical distribution, is used for the storage or distribution of goods, services, or information. Information technology equipment consists of equipment, including software used in the fields of information processing, office automation, telecommunication facilities and networks, informatics, network administration, software development and fiber optics: (use additional sheets, if necessary)

☐ 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): ______________________________

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

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

# 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:

10,125 Square foot warehouse.

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

Projected occupancy date (month/year): 11/2013

Describe the efforts of the owner or previous owner in regards to selling, leasing or renting the eligible vacant building during the period the eligible vacant building was unoccupied including how much the building was offered for sale, lease, or rent by the owner or a previous owner during the period the eligible vacant building was unoccupied.

The property was on the market by the previous owner to our investment in the building and previous owner attempted to sell building, the previous sales opportunities did not exist due to space limitations , parking, and etc., and access to adjacent buildings.

# 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 |
|---|---|---|---|
| None | | | |
| | | | |
| | | | |
| | | | |
| | | | |

### Retained Full-Time Employment

| Occupation | Occupation Code | Number of Jobs | Total Payroll |
|---|---|---|---|
| None | | | |
| | | | |
| | | | |
| | | | |
| | | | |

### Additional Full-Time Employment

| Occupation | Occupation Code | Number of Jobs | Total Payroll |
|---|---|---|---|
| Administrative | | 30 | $ 1,750,000 |
| | | | |
| | | | |
| | | | |
| | | | |

# PUBLIC BENEFIT INFORMATION

**Current Part-Time or Temporary Jobs**

| Occupation | Occupation Code | Number of Jobs | Total Payroll |
|---|---|---|---|
| None | | | |
| | | | |
| | | | |
| | | | |
| | | | |

**Retained Part-Time or Temporary Jobs**

| Occupation | Occupation Code | Number of Jobs | Total Payroll |
|---|---|---|---|
| None | | | |
| | | | |
| | | | |
| | | | |
| | | | |

**Additional Part-Time or Temporary Jobs**

| Occupation | Occupation Code | Number of Jobs | Total Payroll |
|---|---|---|---|
| None | | | |
| | | | |
| | | | |
| | | | |
| | | | |

Check the boxes below if the existing jobs and the jobs to be created will provide the listed benefits:

- [x] Pension Plan
- [x] Major Medical Plan
- [ ] Disability Insurance
- [ ] Tuition Reimbursement
- [ ] Life Insurance
- [x] Dental Insurance

List any benefits not mentioned above:

Vision insurance

When will you reach the levels of employment shown above? (month/year): 12/2015

## 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

Scott Frederick Member

Printed Name and Title of Applicant

3/29/13

Date

**STATEMENT OF BENEFITS**
**VACANT BUILDING DEDUCTION**
State Form 55182 (2-13)
Prescribed by the Department of Local Government Finance

CITY OF FT WAYNE

SEP 20 2013 Enc.

COMMUNITY DEVL.

| 20____ PAY 20____ |
|---|
| FORM SB-1 / VBD |

**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)*:

- [x] Eligible vacant building (IC 6-1.1-12.1-4.8)
- [ ] Enhanced eligible vacant building (IC 6-1.1-12.1-16)

*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 occupation of the eligible vacant building for which the person wishes to claim a deduction.*
2. *To obtain a vacant building deduction, a Form 322/VBD must be filed with the county auditor before May 10 in the year in which the property owner or his tenant occupies the vacant building 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.*
3. *A property owner who files the Form 322/VBD must provide the county auditor and the designating body with a Form CF-1/VBD to show compliance with the approved Form SB-1/VBD. The Form CF-1/VBD must also be updated each year in which the deduction is applicable.*

**SECTION 1 — TAXPAYER INFORMATION**

| | | |
|---|---|---|
| Name of taxpayer<br>Fort Wayne Industrial Properties, LLC | | |
| Address of taxpayer *(number and street, city, state, and ZIP code)*<br>7078 Smith Road, Fort Wayne, IN 46809 | | |
| Name of contact person<br>Scott Fredrick | Telephone number<br>( 260 ) 469-3760 | E-mail address<br>scott@primco.net |

**SECTION 2 — LOCATION AND DESCRIPTION OF PROPOSED PROJECT**

| | | |
|---|---|---|
| Name of designating body<br>Fort Wayne Common Council | | Resolution number |
| Location of property<br>4817 Industrial Road, Fort Wayne, IN 46825 | County<br>Allen | DLGF taxing district number<br>073 |
| Description of eligible vacant building that the property owner or tenant will occupy *(use additional sheets if necessary)*.<br>10,125 square foot warehouse | | Estimated occupancy date *(month, day, year)*<br>11/30/13 |
| | | Estimated date placed-in-use *(month, day, year)*<br>11/30/13 |

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

| Current number | Salaries | Number retained | Salaries | Number additional | Salaries |
|---|---|---|---|---|---|
| 0 | 0.00 | 0 | 0.00 | 30 | 1,750,000.00 |

**SECTION 4 — ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT**

| | REAL ESTATE IMPROVEMENTS | |
|---|---|---|
| | COST | ASSESSED VALUE |
| Current values | 445,000.00 | 417,600.00 |
| Plus estimated values of proposed project | 750,000.00 | 525,000.00 |
| Less values of any property being replaced | 0.00 | 0.00 |
| Net estimated values upon completion of project | | |

**SECTION 5 — EFFORTS TO SELL OR LEASE VACANT BUILDING**

Described efforts by the owner to sell, lease, or rent the building during period of vacancy:
Property was on the market by previous owner but previous sales opportunities did not materialize due to the property's space limitations, parking, and access to adjacent buildings.

Show amount for which the building was offered for sale, lease, or rent during period of vacancy.
$550,000

List any other benefits resulting from the occupancy of the eligible vacant building.

**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] MEMBER | Member | 9/18/13 |

EXHIBIT A

Ft. Wayne

(Legal Description)

Real property in the City of Fort Wayne, County of Allen, State of Indiana, described as follows:

N212.5 OF S1856.7

OF E310 OF W574.6FT

E1/2 SW1/4 SEC 23

4817 Industrial Rd, Fort Wayne IN 46825

Admn. Appr.____________

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Fort Wayne Industrial Properties, LLC is requesting the designation of an Economic Revitalization Area for real property improvements in the amount of $750,000. In order to expand, Fort Wayne Industrial Properties, LLC will make renovations to an existing eligible vacant building.**

EFFECT OF PASSAGE: **Fort Wayne Industrial Properties, LLC will make renovations to an existing building that has sat vacant for over three years so that company can occupy the building for its operations. 30 full-time jobs will be created as a result of the project.**

EFFECT OF NON-PASSAGE: **Potential loss of development and 30 full-time jobs**

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

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

# MEMORANDUM

**TO:** City Council

**FROM:** Elissa McGauley, Economic Development Specialist

**DATE:** September 19, 2013

**RE:** Request for designation by Fort Wayne Industrial Properties, LLC as an ERA for eligible vacant building and real property improvements

## BACKGROUND

| | | | |
|---|---|---|---|
| PROJECT ADDRESS: | **4817 Industrial Road** | PROJECT LOCATED WITHIN: | **Not Applicable** |
| PROJECT COST: | **$ 750,000** | COUNCILMANIC DISTRICT: | **3** |

| | |
|---|---|
| COMPANY PRODUCT OR SERVICE: | **Business headquarters that will offer concrete, aggregate and supplies** |
| PROJECT DESCRIPTION: | **Occupation of an existing vacant building and improvements to existing building including expanding the building from 10,125 square feet to 14,274 square feet to provide for office, sales and service operations.** |

| CREATED | | RETAINED | |
|---|---|---|---|
| JOBS CREATED (FULL-TIME): | **30** | JOBS RETAINED (FULL-TIME): | **0** |
| JOBS CREATED (PART-TIME): | **0** | JOBS RETAINED (PART-TIME): | **0** |
| TOTAL NEW PAYROLL: | **$ 1,750,000** | TOTAL RETAINED PAYROLL: | **$ 0** |
| AVERAGE SALARY (FULL-TIME NEW): | **$ 58,333** | AVERAGE SALARY (FULL-TIME RETAINED): | **$ 0** |

## COMMUNITY BENEFIT REVIEW

**Yes** ☐ **No** ☐ **N/A** ☒ — Project will encourage vacant or under-utilized land appropriate for commercial or industrial use?

**Yes** ☒ **No** ☐ **N/A** ☐ — Real estate to be designated is consistent with land use policies of the City of Fort Wayne?
**Explain: Property to be designated is zoned IN3, a heavy industrial zoning classification. Use of property is consistent with the land use policies of the City of Fort Wayne.**

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

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

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

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

Yes ☒ No ☐ N/A ☐ Construction will result in Leadership in Energy and Environmental Design (LEED) certification by the U.S. Green Building Council?
**Explain: LEED Certification is being applied for. The concrete placed in the building will be 50% recycled materials. 60% of T-5 lighting will be high efficiency lights. Heating and cooling will be 95% efficiency rating equipment.**

Yes ☒ No ☐ N/A ☐ Construction will use techniques to minimize impact on combined sewer overflows? (i.e. rain gardens, bio swales, etc.)
**Explain: Roof water and run off from the property flows to a dry basin on the property. Low flow sinks and toilets will be installed in the restrooms.**

Yes ☒ No ☐ N/A ☐ ERA designation induces employment opportunities for Fort Wayne area residents?
**Explain: 30 full-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 seven years.
2. The period of deduction for eligible vacant building is one year.

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

## COMMENTS

**Signed:** 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 | |
| $500,000 to $999,999 | 8 | 8 |
| $100,000 to $499,999 | 6 | |
| Under $100,000 | 4 | |
| **Investment per employee (both jobs created and retained)** | | |
| $35,000 or more | 10 | |
| $18,500 to $34,999 | 8 | 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 | |
| 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 | 4 |
| $5,000 to $9,999 | 3 | |
| $3,000 to $4,999 | 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 | |
| **Estimated Percent of Business done outside Allen County** | | |
| Greater than 75% | 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 | |
| 1 to 9 | 1 | |
| **Total number of permanent jobs created (Double for start-up)** | | |
| Over 100 | 10 | |
| 50-99 | 8 | |
| 25-49 | 6 | 6 |
| 10-24 | 4 | |
| 1 to 9 | 2 | |
| **WAGES (20 points possible)** | | |
| **Median salary of the jobs created and/or retained** | | |
| Over $45,000 | 20 | 20 |
| $40,000 to $44,999 | 16 | |
| $35,000 to $39,999 | 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 | 5 |
| **Construction uses techniques to minimize impact on Combined Sewer Overflows (CSOs)** | 5 | 5 |
| **Total** | | 66 |

| Length of Abatement |
|---|
| 20 to 39 points - 3 year abatement |
| 40 to 59 points - 5 year abatement |
| 60 to 79 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% | |

FORT WAYNE COMMUNITY DEVELOPMENT DIVISION

**TAX ABATEMENT - ESTIMATE OF SAVINGS**

REAL PROPERTY TAX ABATEMENT - 7 yr Schedule

| Year | Cash Value | True Tax Value | Assessed Value | Tax Abatement % | Tax Paid % | Deduction | Taxable AV | Tax Rate | Tax Paid | Tax Saved |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | $750,000 | $750,000 | $750,000 | 100% | 0% | $750,000 | $0 | 0.031821 | $0 | $23,866 |
| 2 | $750,000 | $750,000 | $750,000 | 85% | 15% | $637,500 | $112,500 | 0.031821 | $3,580 | $20,286 |
| 3 | $750,000 | $750,000 | $750,000 | 71% | 29% | $532,500 | $217,500 | 0.031821 | $6,921 | $16,945 |
| 4 | $750,000 | $750,000 | $750,000 | 57% | 43% | $427,500 | $322,500 | 0.031821 | $10,262 | $13,603 |
| 5 | $750,000 | $750,000 | $750,000 | 43% | 57% | $322,500 | $427,500 | 0.031821 | $13,603 | $10,262 |
| 6 | $750,000 | $750,000 | $750,000 | 29% | 71% | $217,500 | $532,500 | 0.031821 | $16,945 | $6,921 |
| 7 | $750,000 | $750,000 | $750,000 | 14% | 86% | $105,000 | $645,000 | 0.031821 | $20,525 | $3,341 |
| 8 | $750,000 | $750,000 | $750,000 | 0% | 100% | $0 | $750,000 | 0.031821 | $23,866 | $0 |

| | | |
|---|---|---|
| TOTAL TAX SAVED REAL PROPERTY | (7 yrs on 7 yr deduction) | **$95,224** |
| TOTAL TAX PAID REAL PROPERTY | (7 yrs on 7 yr deduction) | **$95,702** |

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