

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 2980 E. Coliseum Blvd., Fort Wayne, Indiana 46805 (Intellectual Technology, Inc.)

WHEREAS, Petitioner has duly filed its petition dated October 25, 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 20 full-time and 10 part-time, permanent jobs for a total new, annual payroll of \$1,651,000, with the average new annual job salary being \$55,033 and retain 38 full-time and 5 part-time, permanent jobs for a total current annual payroll of \$2,084,611, with the average current, annual job salary being \$48,479; and

WHEREAS, the total estimated project cost is \$2,576,000; 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 occupation of an eligible vacant building, real estate, and personal property for new manufacturing, research and development, logistical distribution, and information technology equipment.

SECTION 4. That, the estimate of the number of individuals that will be employed or whose employment will be retained and the estimate of the annual salaries of those individuals and the estimate of the value of the occupation of the eligible vacant building and estimate of the value of the occupation of the eligible vacant building and the value of the redevelopment or rehabilitation of the eligible vacant building and estimate of the value of the new manufacturing, research and development, logistical distribution, and information technology equipment, all contained in Petitioner's Statement of Benefits are reasonable and are benefits that can be reasonably expected to result from the proposed described

1 installation of the new manufacturing, research and development, logistical distribution, and
2 information technology equipment.

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

- 5 ... If the proposed occupation of the eligible vacant building does not occur, the
6 approximate current year tax rates for this site would be \$3.1955/\$100.
7 ... If the proposed occupation of the eligible vacant building occurs and no
8 deduction is granted, the approximate current tax rate for the site would be
9 \$3.1955/\$100 (the change would be negligible).
10 ... If the proposed occupation of the eligible vacant building occurs, and a deduction
11 percentage of fifty percent (50%) is assumed, the approximate current year tax
12 rate for this would be \$3.1955/\$100 (the change would be negligible).
13 ... If the proposed development does not occur, the approximate current year tax
14 rates for this site would be \$3.1955/\$100.
15 ... If the proposed development does occur and no deduction is granted, the
16 approximate current year tax rate for the site would be \$3.1955/\$100 (the
17 change would be negligible).
18 ... If the proposed development occurs and a deduction percentage of fifty percent
19 (50%) is assumed, the approximate current year tax rate for the site would be
20 \$3.1955/\$100 (the change would be negligible).
21 ... If the proposed new manufacturing, research and development, logistical
22 distribution, and information technology equipment is not installed, the
23 approximate current year tax rates for this site would be \$3.1955/\$100.
24 ... If the proposed new manufacturing, research and development, logistical
25 distribution, and information technology equipment is installed and no deduction
26 is granted, the approximate current year tax rate for the site would be
27 \$3.1955/\$100 (the change would be negligible).
28 ... If the proposed new manufacturing, research and development, logistical
29 distribution, and information technology equipment is installed and a deduction
30 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).

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

34 **SECTION 7.** That, pursuant to I.C. 6-1.1-12.1, it is hereby determined that the
35 deduction from the assessed value of the occupation of the eligible vacant building shall be
36 for a period of one year and the deduction from the assessed value of the real property shall
37 be for a period of ten years, and the deduction from the assessed value of the new
38 manufacturing, research and development, logistical distribution, and information technology
39 equipment shall be for a period of ten years.

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

Year of Deduction	Percentage
1	100%

42 **SECTION 9.** The deduction schedule from the assessed value of the real
43 property pursuant to I.C. 6-1.1-12.1-17 shall look like this:

Year of Deduction	Percentage
1	100%
2	95%
3	80%
4	65%
5	50%
6	40%

7	30%
8	20%
9	10%
10	5%

SECTION 10. The deduction schedule from the assessed value of new manufacturing, logistical distribution, and information technology pursuant to I.C. 6-1.1-12.1-17 shall look like this:

Year of Deduction	Percentage
1	100%
2	90%
3	80%
4	70%
5	60%
6	50%
7	40%
8	30%
9	20%
10	10%

SECTION 11. 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 12. That, the taxpayer is non-delinquent on any and all property tax due to jurisdictions within Allen County, Indiana.

SECTION 13. 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 14. That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

Member of Council

APPROVED AS TO FORM AND LEGALITY

Carol Helton, City Attorney

CITY OF FT WAYNE

03/2013

OCT 25 2013 *apw*

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

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

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

Total cost of real estate improvements:	\$ 1,200,000
Total cost of manufacturing equipment improvements:	\$ 534,000
Total cost of research and development equipment improvements:	\$ 700,000
Total cost of logistical distribution equipment improvements:	\$ 41,000
Total cost of information technology equipment improvements:	\$ 101,000
TOTAL OF ABOVE IMPROVEMENTS:	\$ 2,576,000

GENERAL INFORMATION

Real property taxpayer's name: P&A Realty, Inc.
 Personal property taxpayer's name: Intellectual Technology, Inc.
 Telephone number: 260-459-8800
 Address listed on tax bill: 2980 E. Coliseum Blvd.
 Name of company to be designated, if applicable: Intellectual Technology, Inc.
 Year company was established: 1989
 Address of property to be designated: 2980 E. Coliseum Blvd.
 Real estate property identification number: 02-08-30-428-001.000-072
 Contact person name: John W. Low
 Contact person telephone number: (760) 476-9100 Contact person Email: jlow@iti4dmv.com
 Contact person address: 1901 Camino Vida Roble, Suite 204, Carlsbad, CA 92008
 List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Craig Litchin	President	1901 Camino Vida Roble, Suite 204, Carlsbad,	(760) 476-9100
John W. Low	Chief Financial Officer & Sec	1901 Camino Vida Roble, Suite 204, Carlsbad,	(760) 476-9100
Drew Nicholson	Chief Operating Officer	4111 Engleton Drive, Fort Wayne, IN 46804	(260) 459-8800

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

NAME	PERCENTAGE
ITI Holdings, Inc.	78%
Walter Fuller	6%
Craig Litchin	1%
Various Others	15%

- ☐ 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? 98%

What is the company's primary North American Industrial Classification Code (NAICs)? 541519

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

Intellectual Technology, Inc. provides turnkey solutions to government jurisdictions for the management and operation of vehicle registration and other DMV related functions.

Dollar amount of annual sales for the last three years:

Year	Annual Sales
2012	\$ 13,400,000.00
2011	\$ 12,200,000
2010	\$ 10,700,000

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

Customer Name	City/State	Annual Gross Sales
Indiana BMV	Indianapolis, IN	\$ 2,800,000
California DMV	Sacramento, CA	\$ 2,900,000
Nevada DMV	Carson City, CA	\$ 2,000,000

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

Supplier Name	City/State	Annual Gross Purchases
Standard Register	Dayton, OH	\$ 1,500,000
3M	St. Paul, MN	\$ 1,400,000
Datamax-O'Neil Corp	Orlando FL	\$ 1,400,000

List the company's top three competitors:

Competitor Name	City/State
MorphoTrust-Safran	Billerica, MA
3M	St. Paul, MN
RR Donnelley	Chicago, IL

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

As the Company's operation center, most of the Company's R&D will be performed in this facility along with the processing of auto registrations for those State DMVs outsourcing this function.

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?

The building has been sitting vacant for nearly 5 years while the buildings around it house various tenants. Because of its obsolescence, quite a bit of investment and work will need to be done to modernize the facility and its infrastructure.

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:

19,533 sq. ft. office, commercial and flex space building

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

The condition of the property is near demolition state and is in direct need of repair and restoration.

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

The entire property will be restored; ceiling tile, carpet, paint, HVAC, electrical, lighting, security systems.
Construct a new 10,000 sf building.

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

Projected construction completion (month/year): 03/2014

☐ 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 ATTACHMENT A

☒ 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): 01/2014

Date last piece of equipment will be installed (month/year): 12/2016

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:

19,533 sq. ft. office, commercial, flex space building

Describe the condition of the structure(s) listed above: Uninhabitable, no functioning infrastructure

Projected occupancy date (month/year): 02/2014

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 owner of the building has hired a commercial real estate broker to market the building for sale or lease. The property has been listed and advertised on common real estate websites for nearly 5 years while it remained vacant. The lender foreclosed the owner's note. The property sold at Sheriff's sale. The applicant is buying the property from the lender.



Carolyn Spake-Leeper — (260) 425-2084
Barry Sturges — (260) 424-8448

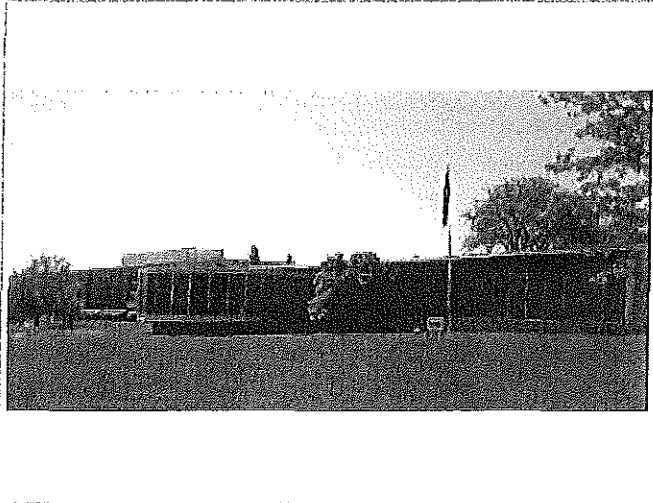
Part of the CBRE affiliate network

Office Property For Lease

Park 3000 - West Building

2980 E. Coliseum Blvd., Fort Wayne, IN 46805

EXHIBIT "B"



Total Space Available: **19,533 SF**
Rental Rate: **\$12.50 /SF/Year**
Property Type: Office
Property Sub-type: Office Building
Building Size: 19,533 SF
Year Built: 1959
Lot Size: 4.66 AC
Zoning Description: CM-2

Last Updated 4 days ago
Listing ID 16292019

1 Space Available

Display Rental Rate as Entered ▼

Space 1	Space Available:	19,533 SF
	Rental Rate:	\$12.50 /SF/Year
	Space Type:	Office Building
	Lease Type:	Modified Net

Highlights

- Space may be divisible
- Beautiful view surrounding building
- Interior landscaped courtyard

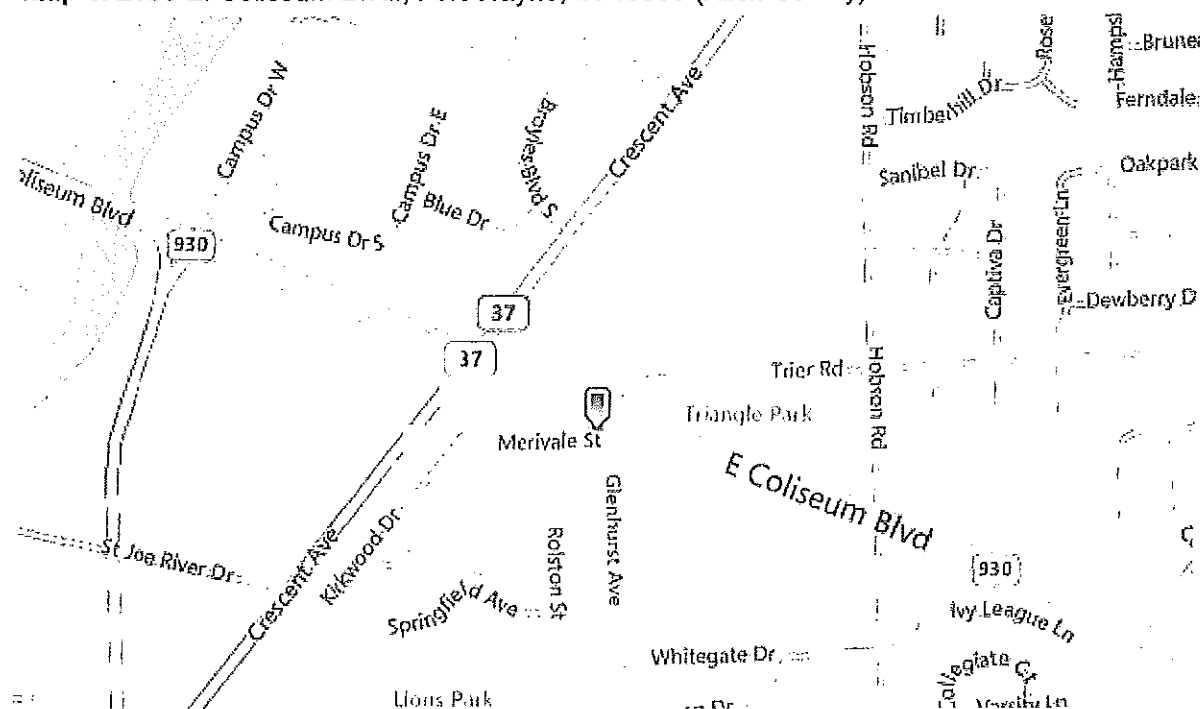
Description

- *Full height windows offer one of the most scenic views in town!
- *This building is perfect for a call center, classroom, or back office space.
- *Signage is available
- *Over 400 parking spaces available
- *(3) T3 fiber optic feeds into the building

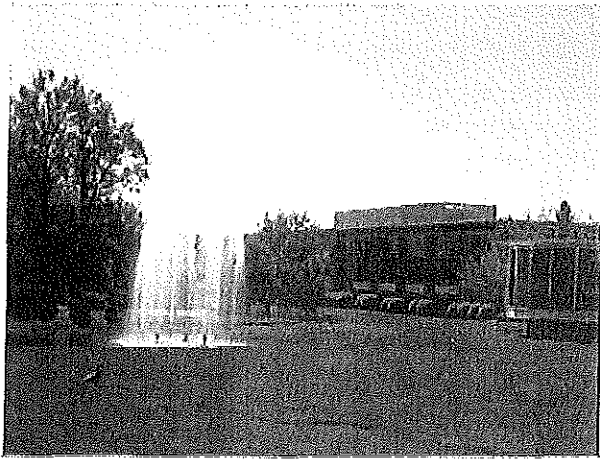
Located in Park 3000 (E. Coliseum Blvd. & Hobson Rd.) on Fort Wayne's North side.

FOR MORE INFORMATION ~ or to see other properties ~ please visit our website at: www.cbre.com/fortwayne.

Map of 2980 E. Coliseum Blvd., Fort Wayne, IN 46805 (Allen County)



Additional Photos



View

Created 6/24/2009

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
SEE ATTACHMENT B			

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
SEE ATTACHMENT B			

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
SEE ATTACHMENT B			

PUBLIC BENEFIT INFORMATION

Current Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
SEE ATTACHMENT C			

Retained Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
SEE ATTACHMENT C			

Additional Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
SEE ATTACHMENT C			

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:

401K with employer match equal to first 1% of gross wages; Company also covers dependent care (medical/dental).

When will you reach the levels of employment shown above? (month/year): 12/2016

REQUIRED ATTACHMENTS

The following must be attached to the application.

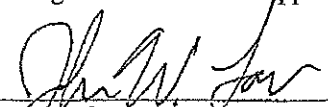
1. **Statement of Benefits Form(s) (first page/front side completed)**
2. **Full legal description of property and a plat map identifying the property boundaries. (Property tax bill legal descriptions are not sufficient.) Should be marked as Exhibit A.**
3. **Check for non-refundable application fee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

ERA filing fee (either real or personal property improvements)	.1% of total project cost not to exceed \$500
ERA filing fee (both real and personal property improvements)	.1% of total project cost not to exceed \$750
ERA filing fee (vacant commercial or industrial building)	\$500
ERA filing fee in an EDTA	\$100
Amendment to extend designation period	\$300
Waiver of non compliance with ERA filing	\$500 + ERA filing fee
4. **Owner's Certificate (if applicant is not the owner of property to be designated)
Should be marked as Exhibit B if applicable.**

CERTIFICATION

I, as the legal taxpayer and/or owner, hereby certify that all information and representations made on this application and its attached exhibits are true and complete and that neither an Improvement Location Permit nor a Structural Permit has been filed for construction of improvements, nor has any manufacturing, research and development, logistical distribution or information technology equipment which is a part of this application been purchased and installed as of the date of filing of this application. I also certify that the taxpayer is not delinquent on any and all property tax due to taxing jurisdictions within Allen County, Indiana. I understand that any incorrect information on this application may result in a rescission of any tax 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

John W. Low, Chief Financial Officer
Printed Name and Title of Applicant

Date

10/3/2013

P and A Realty, Inc.
P.O. Box 11529
Fort Wayne, IN 46859

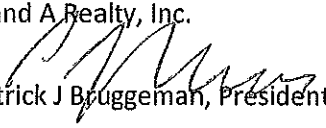
Re: Certification of Vacancy

To whom it may concern,

The undersigned certifies the property, as described in the attached Exhibit A, has been 100% vacant for more than the past 12 months. As evidence of such vacancy, the attached real estate marketing information, Exhibit B, indicates the property has been vacant since July 1, 2009.

Further, the undersigned acknowledges and assigns all benefits from any tax abatements to Intellectual Technology, Inc.

P and A Realty, Inc.


Patrick J Bruggeman, President

Attachment A
ITI FTW Personal Property Information

Item	Amount	Value Per Unit	Note	Total	Classification	
Hardware						
Datamax H-Class Printers	13	\$5,795.00		\$75,335.00	R&D	
Datamax M-Class Printers	3	\$2,440.00		\$7,320.00	R&D	
Datamax E-Class Printers	9	\$516.75		\$4,650.75	R&D	
Dell 8116HW Printer	1	\$200.00		\$200.00	R&D	
HP LaserJet P3015	3	\$600.00		\$1,800.00	R&D	
HP OfficeJet 8600	1	\$200.00		\$200.00	R&D	
HP 1320 Printer	2	\$1,586.00		\$3,172.00	R&D	
Epson Printer 9900	1	\$3,199.00		\$3,199.00	R&D	
Epson Printer/Scanner	1	\$200.00		\$200.00	R&D	
Cannon ImageRunner 2022 Printer/Copier/Scan/Fax	1	\$2,195.00		\$2,195.00	R&D	
Plantronics Phone Headset	10	\$240.00		\$2,400.00	R&D	
Dell Computers	28	\$686.00		\$19,208.00	R&D	
Dell Monitors 17"	60	\$200.00		\$12,000.00	R&D	
Dell Monitors 24"	6	\$300.00		\$1,800.00	R&D	
Dell Monitors 32"	3	\$400.00		\$1,200.00	R&D	
Dell Monitors 40"	2	\$1,500.00		\$3,000.00	R&D	
Dell Laptops	16	\$2,500.00		\$40,000.00	R&D	
MAC Laptop	2	\$2,000.00		\$4,000.00	R&D	
Mainstream Evolution Inserting System	1	Included in printing system below			Manufacturing	
D900 Inserting Machine	2	Included in printing system below			Manufacturing	
Pitney Bowes Postage Machine	1	Included in printing system below			Manufacturing	
Datacard SP75 Datacard Printer	1	Included in printing system below			Manufacturing	
Pitney Bowes AddressPro Software	1	Included in printing system below			Manufacturing	Potential lease item
Pitney Bowes Riso Comcolor 9050 Printing System	1	\$200,000.00		\$200,000.00	Manufacturing	
Pitney Bowes Form Burster	1	\$8,000.00		\$8,000.00	Manufacturing	
Campbell 60 Gal. Air Compressor	2	\$225.00		\$450.00	Logistical	
Pallet Racking Uprights	30	\$166.95		\$5,008.50	Logistical	
Pallet Racking Beams	230	\$73.95		\$17,008.50	Logistical	

Pallet Jacks	3	\$300.00	\$900.00	Logistical
Hand Truck	1	\$125.00	\$125.00	Logistical
Personnel Lifting Cage	1	\$500.00	\$500.00	Logistical
Crown Forklift	1	\$15,000.00	\$15,000.00	Logistical
Mobile Ladder	1	\$400.00	\$400.00	Logistical
Antibus Shipping Scale	1	\$2,000.00	\$2,000.00	Logistical
ITI Big Kahuna w/Cash Side	4	\$10,216.00	\$40,864.00	R&D
ITI SD SST	1	\$8,370.00	\$8,370.00	R&D
ITI Surfboard	1	\$4,990.00	\$4,990.00	R&D
Thermo Scientific Testing Oven	1	\$250.00	\$250.00	R&D
ITI SST Testing Station	1	\$2,000.00	\$2,000.00	R&D
Polycom System	1	\$6,280.00	\$6,280.00	R&D
Firewall ASA 5512	3	\$3,000.00	\$9,000.00	Information Tech
Firewall ASA 5515	1	\$4,000.00	\$4,000.00	Information Tech
Firewall ASA 5525	2	\$6,000.00	\$12,000.00	Information Tech
Firewall ASA 5510	2	\$2,000.00	\$4,000.00	Information Tech
Firewall PIX 515	3	\$150.00	\$450.00	Information Tech
Switch Catalyst 2960 8 Port	1	\$350.00	\$350.00	Information Tech
Switch Catalyst 2960 24 Port	8	\$1,200.00	\$9,600.00	Information Tech
Switch Force 10 525	2	\$1,500.00	\$3,000.00	Information Tech
Switch Avocent DSR 2035	1	\$1,500.00	\$1,500.00	Information Tech
Centurion 20,000 Watt Generator	1	\$4,589.00	\$4,589.00	Information Tech
Security DVR	1	\$999.00	\$999.00	Information Tech
Security Cameras -- individual camera = \$300.00	12	\$755.25	\$9,063.00	Information Tech
Router Cisco 2911	2	\$2,500.00	\$5,000.00	Information Tech
Server Poweredge 1950	13	\$2,000.00	\$26,000.00	R&D
Server Poweredge 2950	8	\$3,000.00	\$24,000.00	R&D
Server Poweredge 2650	1	\$1,000.00	\$1,000.00	Information Tech
Server Poweredge 1850	1	\$1,500.00	\$1,500.00	Information Tech
Server Poweredge 2850	9	\$1,000.00	\$9,000.00	Information Tech
Server Poweredge 2970	4	\$3,000.00	\$12,000.00	R&D
Server Poweredge R300	4	\$1,500.00	\$6,000.00	Information Tech
Server Poweredge R720	3	\$11,000.00	\$33,000.00	R&D
Server Poweredge R720XD	2	\$17,000.00	\$34,000.00	R&D

Server Power Vault MD1000	2	\$3,000.00	\$6,000.00	R&D
Server Power Vault MD3620	1	\$10,000.00	\$10,000.00	R&D
Server Highly Reliable First Raid	2	\$3,000.00	\$6,000.00	Information Tech
Server Equal Logic PS6500	1	\$32,000.00	\$32,000.00	Manufacturing
Barracuda Webfilter	1	\$3,000.00	\$3,000.00	Information Tech
Barracuda Spam & Virus	1	\$3,000.00	\$3,000.00	Information Tech
Wireless Access Points Air Station Pro	3	\$160.00	\$480.00	Information Tech
Battery Back Up APC 1500	6	\$465.00	\$2,790.00	Information Tech
Battery Back Up APC 3000	5	\$900.00	\$4,500.00	Information Tech
BMV translucent monitors	3	\$9,000.00	\$27,000.00	R&D
Video Wall	1	\$20,000.00	\$20,000.00	R&D
SST Automation Bank	1	\$250,000.00	\$250,000.00	R&D
Presentation Screens	3	\$4,000.00	\$12,000.00	R&D

"Software/License"

Microsoft Server	64	\$1,250.00	\$80,000.00	Manufacturing
Seq. Server 2012	32	\$3,699.00	\$118,368.00	Manufacturing
Windows Server 2003	6	\$1,219.00	\$7,314.00	Manufacturing
Seq. Server Enterprise 2012	3	\$3,699.00	\$11,097.00	Manufacturing
Seq. User CAL	5	\$100.00	\$500.00	Manufacturing
Windows 8	8	\$96.00	\$768.00	Manufacturing
SCCM 2012	59	\$135.00	\$7,965.00	Manufacturing
SCEP 2012	112	\$30.00	\$3,360.00	Manufacturing
MSDN	1	\$3,255.00	\$3,255.00	Manufacturing
Events Sentry Client Licenses	240	\$39.99	\$9,597.60	Manufacturing
Events Sentry Heartbeat	125	\$2.69	\$336.25	Manufacturing
Saint Scanner IP	32	\$30.00	\$960.00	Manufacturing
WSFTP Server W/FSSH & Web Transfer Modules	1	\$477.50	\$477.50	Manufacturing
Real VNC Enterprise	41	\$26.00	\$1,066.00	Manufacturing
Seq. Tool Box	1	\$1,295.00	\$1,295.00	Manufacturing
Seq. Dependency Tracker	1	\$295.00	\$295.00	Manufacturing
Seq. DOC	1	\$295.00	\$295.00	Manufacturing

NET Linear Plus 2D Forms Control	1	\$1,000.00	\$1,000.00	Manufacturing
GFI End Point	240	\$20.85	\$5,004.00	Manufacturing
Adobe Acrobat 11.0	1	\$120.00	\$120.00	R&D
Adobe Design Web Premier 6	1	\$700.00	\$700.00	R&D
Network Solutions Domain Names	4	\$114.95	\$459.80	R&D
Apple IOS Developer	1	\$99.00	\$99.00	R&D
Apple IOS Enterprise	1	\$299.00	\$299.00	R&D
VEEAM Back-up & Replication 7.0	34	\$1,125.00	\$38,250.00	Manufacturing
Thawte SSL Certifications	4	\$645.00	\$2,580.00	Manufacturing

Total \$1,376,307.90

\$533,783.35 Manufacturing
\$700,311.55 R&D
\$41,392.00 Logistical
\$100,821.00 Information Tech
\$1,376,307.90

Current Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Ops Manager	11-1021	1	168,000
Programmer	15-1131	3	235,000
Software Engineer	15-1133	1	85,000
Program Analyst	15-1121	1	90,000
Technical Architect	15-1143	1	150,000
Field Technician	49-2011	8	372,170
Customer Support	43-2011	4	109,181
Network/System Admin	15-1142	2	118,500
Network Support	15-1152	2	60,080
System Engineer	15-1131	1	75,000
Graphics Arts	15-1134	1	63,000
Accountant	43-3011	1	55,000
Office Manager	43-9199	1	35,000
Warehouse Manager	41-3011	3	173,200
Sales/Marketing	41-3011	1	50,000
Mailroom Operations	51-9196	1	40,000
Production	51-9198	5	122,720
Purchasing	13-1023	1	30,000

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Ops Manager	11-1021	1	168,000
Programmer	15-1131	3	235,000
Software Engineer	15-1133	1	85,000
Program Analyst	15-1121	1	90,000
Technical Architect	15-1143	1	150,000
Field Technician	49-2011	8	372,170
Customer Support	43-2011	4	109,181
Network/System Admin	15-1142	2	118,500
Network Support	15-1152	2	60,080
System Engineer	15-1131	1	75,000
Graphics Arts	15-1134	1	63,000
Accountant	43-3011	1	55,000
Office Manager	43-9199	1	35,000
Warehouse Manager	41-3011	3	173,200
Sales/Marketing	41-3011	1	50,000
Mailroom Operations	51-9196	1	40,000
Production	51-9198	5	122,720
Purchasing	13-1023	1	30,000

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Programmer	15-1131	2	160,000
Software Engineer	15-1133	5	425,000
Customer Support	43-2011	5	200,000
Sales/Marketing	41-3011	2	125,000
Ops Manager	11-1621	1	160,000
System Engineer	15-1131	5	375,000

Current Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
Customer Support	43-2011	1	12,400
Production	51-9198	4	40,360

Retained Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
Customer Support	43-2011	1	12,400
Production	51-9198	4	40,360

Additional Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
Customer Support	43-2011	5	6,000
Production	51-9198	5	200,000



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R4 / 2-13)

Prescribed by the Department of Local Government Finance

CITY OF FT WAYNE

OCT 25 2013 *ap*

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)

COMMUNITY DEVL.

INSTRUCTIONS:

- 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)
- 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.
- 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.
- 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)].
- 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 P and A Realty Inc.					
Address of taxpayer (number and street, city, state, and ZIP code) 2980 E Coliseum Blvd.					
Name of contact person Fletcher Moppert		Telephone number (260) 422-8474		E-mail address fmoppert@zacherco.com	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body Fort Wayne City Council				Resolution number	
Location of property 2980 E Coliseum Blvd		County Allen		DLGF taxing district number	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Properties will be restored-electrical, lighting, HVAC, security systems and construction of a new 10,000 SF building.				Estimated start date (month, day, year) 12/01/2013	
				Estimated completion date (month, day, year) 03/01/2014	
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number 43.00	Salaries \$2,084,611.00	Number retained 43.00	Salaries \$2,084,611.00	Number additional 30	Salaries 1,651,000.
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
			REAL ESTATE IMPROVEMENTS		
			COST	ASSESSED VALUE	
Current values				599,500.00	
Plus estimated values of proposed project			1,200,000.00		
Less values of any property being replaced					
Net estimated values upon completion of project					
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
Estimated solid waste converted (pounds) _____			Estimated hazardous waste converted (pounds) _____		
Other benefits					
SECTION 6 TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true.					
Signature of authorized representative <i>[Signature]</i>		Title president		Date signed (month, day, year) 10/20/13	



STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51764 (R / 1-06)

Prescribed by the Department of Local Government Finance

CITY OF FT WAYNE

FORM SB-1 / PP

OCT 25 2013

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1 (c) and (d).

INSTRUCTIONS:

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987, and areas designated after July 1, 1987, require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to installation of the new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment, **BEFORE** a deduction may be approved
3. To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated. The 103-ERA must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and the extended due date of that year.
4. Property owners whose Statement of Benefits was approved after June 30, 1991, must submit Form CF-1 / PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
5. The schedules established under IC 6-1.1-12.1-4.5(d) and (e) apply to equipment installed after March 1, 2001. For equipment installed prior to March 2, 2001, the schedules and statutes in effect at the time shall continue to apply. (IC 6-1.1-12.1-4.5(f) and (g))

COMMUNITY DEVL

SECTION 1 TAXPAYER INFORMATION

Name of taxpayer Intellectual Technology, Inc.	
Address of taxpayer (number and street, city, state, and ZIP code) 2980 E. Coliseum Blvd.	
Name of contact person John W. Low	Telephone number (760) 476-9100

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body Fort Wayne City Council		Resolution number (s)		
Location of property 2980 E. Coliseum Blvd		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 Attachment A		ESTIMATED		
			START DATE	COMPLETION DATE
		Manufacturing Equipment	01/01/2014	12/01/2016
		R & D Equipment	1/1/2014	12/01/2016
		Logist Dist Equipment	01/01/2014	12/01/2016
IT Equipment	01/01/2014	12/01/2016		

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

Current number 43	Salaries 2,084,611.00	Number retained 43	Salaries 2,084,611.00	Number additional 30	Salaries 1,651,000.00 1,705,000.00
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SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current values								
Plus estimated values of proposed project	534,000.00		700,000.00		41,000.00		101,000.00	
Less values of any property being replaced								
Net estimated values upon completion of project								

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (pounds) _____	Estimated hazardous waste converted (pounds) _____
--	--

Other benefits:

SECTION 6 TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.		
Signature of authorized representative 	Title Chief Financial Officer	Date signed (month, day, year) 10/07/2013



STATEMENT OF BENEFITS VACANT BUILDING DEDUCTION

State Form 55182 (2-13)

Prescribed by the Department of Local Government Finance

CITY OF FT WAYNE

OCT 25 2013

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):

- ☐ 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 P and A Realty Inc.					
Address of taxpayer (number and street, city, state, and ZIP code) 2980 E Coliseum Blvd					
Name of contact person Fletcher Moppert		Telephone number (260) 422-8474		E-mail address fmoppert@zacherco.com	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body Fort Wayne City Council				Resolution number	
Location of property 2980 E Coliseum Blvd		County Allen		DLGF taxing district number	
Description of eligible vacant building that the property owner or tenant will occupy (use additional sheets if necessary). Vacant property of nearly five years will be restored with electrical lighting, HVAC, security systems and construction of new 10,000 square foot building				Estimated occupancy date (month, day, year) 12/29/2013	
				Estimated date placed-in-use (month, day, year) 12/29/2013	
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS A RESULT OF PROPOSED PROJECT					
Current number 43.00	Salaries 2,084,611.00	Number retained 43	Salaries 2,084,611.00	Number additional 30	Salaries 1,651,000.00
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
REAL ESTATE IMPROVEMENTS					
COST			ASSESSED VALUE		
Current values			599,500.00		
Plus estimated values of proposed project			1,200,000.00		
Less values of any property being replaced					
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: The listing broker CBRE/Sturges actively marketed the property for more than five years. The marketing failed and the lender, iAB Financial Bank foreclosed the loan on the property.					
Show amount for which the building was offered for sale, lease, or rent during period of vacancy. The property was offered for lease at \$12.50 per SF.					
List any other benefits resulting from the occupancy of the eligible vacant building. Many new jobs will be created. The new tenant will recruit students from the area schools and universities for part and full time employment/jobs. The area businesses will benefit from the increase traffic from the occupied building.					
SECTION 6 TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true.					
Signature of authorized representative S. M. Moppert		Title Authorized Agent		Date signed (month, day, year) 10/30/2013	

Exhibit "A"

Tract #2 Lease Area Description

PART OF THE SOUTHEAST ONE QUARTER OF SECTION 30, TOWNSHIP 31 NORTH, RANGE 13 EAST, ALLEN COUNTY, INDIANA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT NUMBER 174 IN THE PLAT AS RECORDED OF KIRKWOOD PARK ADDITION, SECTION "F", IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY; THENCE RUNNING NORTH ON THE EAST LINE PRODUCED NORTH, OF SAID LOT, A DISTANCE OF 68.0 FEET; THENCE BY A DEFLECTION RIGHT OF 90 DEGREES 02 MINUTES 44 SECONDS, A DISTANCE OF 150.71 FEET; THENCE BY A DEFLECTION LEFT OF 90 DEGREES 00 MINUTES, A DISTANCE OF 117.81 FEET; THENCE BY A DEFLECTION RIGHT OF 90 DEGREES 00 MINUTES, A DISTANCE OF 12.60 FEET TO THE CENTERLINE OF A 60 FEET ACCESS, DRAINAGE, AND UTILITY EASEMENT DESCRIBED IN DOC. 960029854 AND THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE CONTINUING ON SAID LINE A DISTANCE OF 343.4 FEET; THENCE BY A DEFLECTION RIGHT OF 23 DEGREES 33 MINUTES 39 SECONDS, A DISTANCE OF 203.07 FEET; THENCE BY A DEFLECTION RIGHT OF 90 DEGREES 18 MINUTES 03 SECONDS, A DISTANCE OF 72.50 FEET; THENCE BY A DEFLECTION LEFT OF 89 DEGREES 39 MINUTES 17 SECONDS, A DISTANCE OF 101.10 FEET; THENCE BY A DEFLECTION LEFT OF 90 DEGREES 16 MINUTES 20 SECONDS A DISTANCE OF 39.98 FEET; THENCE BY A DEFLECTION RIGHT OF 90 DEGREES 00 MINUTES, A DISTANCE OF 44.0 FEET; THENCE BY A DEFLECTION RIGHT OF 90 DEGREES 00 MINUTES, A DISTANCE OF 40.19 FEET; THENCE BY A DEFLECTION LEFT OF 89 DEGREES 43 MINUTES 40 SECONDS A DISTANCE OF 58.02 FEET; THENCE BY A DEFLECTION RIGHT OF 90 DEGREES 00 MINUTES, A DISTANCE OF 206.67 FEET; THENCE BY A DEFLECTION RIGHT OF 39 DEGREES 57 MINUTES 57 SECONDS, A DISTANCE OF 279.85 FEET; THENCE BY A DEFLECTION RIGHT OF 26 DEGREES 12 MINUTES 52 SECONDS, A DISTANCE OF 41.17 FEET TO THE CENTERLINE OF SAID 60' ACCESS, DRAINAGE, AND UTILITY EASEMENT; THENCE BY A DEFLECTION RIGHT OF 89 DEGREES 59 MINUTES 37 SECONDS, A DISTANCE OF 530.37 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 10.29 FEET, AND SUBTENDED BY A CHORD DEFLECTING LEFT 1 DEGREE 57 MINUTES 58 SECONDS AND A CHORD LENGTH OF 10.29 FEET TO THE POINT OF BEGINNING, CONTAINING 3.047 ACRES, MORE OR LESS.

PART OF PARENT PARCEL TAX I.D. NO. 02-08-30-428-001.000-072.

THIS DESCRIPTION WAS PREPARED FOR THE ZACHER COMPANY, IAB FINANCIAL BANK, AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY BY BERTSCH-FRANK & ASSOCIATES, LLC. AND CERTIFIED BY MATTHEW G. BERTSCH, P.L.S. INDIANA REGISTERED LAND SURVEYOR NO. 20200087.



Matthew G. Bertsch

MATTHEW G. BERTSCH, P.L.S.
INDIANA REGISTERED LAND SURVEYOR NO. 20200087

EXHIBIT A

 BERTSCH - FRANK & ASSOCIATES, LLC Land Surveying Land Planning 4638 W. Jefferson Blvd. #6 Telephone (260) 459-9393 Fort Wayne, Indiana 46804 Fairmille (260) 459-9303	Park 3000 Business Park Tract #2 Lease Area Exhibit Exhibit "A" IAB Financial The Zacher Company	REVISIONS			CAD FILE: 13567.2Exhibit
		MARK	DATE	DESCRIPTION	DRAWN BY: ARF
					CHECKED BY: MGB
					DATE: 10/14/2013
					PRJCT. NO.: 13567.200

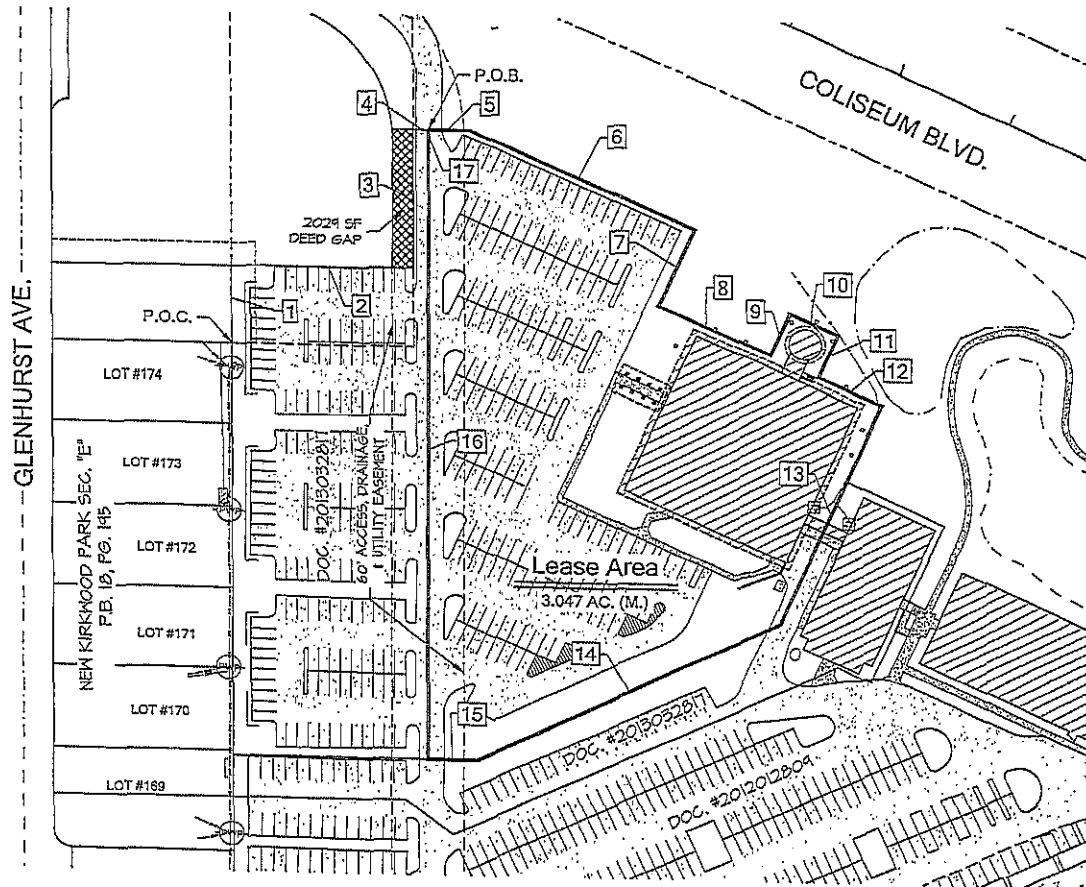
Tract #2 Lease Area			
	Deflection	Distance	
1		68.00'	2
2	Rt. 90°02'44"	150.77'	3
3	Lt. 90°00'	117.81'	4
4	Rt. 90°00'	12.60'	5
5	00°00'00"	34.34'	6
6	Rt. 23°33'39"	203.07'	7
7	Rt. 90°18'03"	72.50'	8
8	Lt. 89°39'17"	101.10'	9
9	Lt. 90°16'20"	39.98'	10
10	Rt. 90°00'	44.0'	11
11	Rt. 90°00'	40.19'	12
12	Lt. 89°43'40"	58.02'	13
13	Rt. 90°00'	206.67'	14
14	Rt. 39°57'57"	279.85'	15
15	Rt. 26°12'52"	41.17'	16
16	Rt. 89°59'37"	530.37'	17
17	150.00' R. (ARC) Lt. 1°57'58" (CH)	10.29' (ARC) 10.29' (CH)	1

*(CH): INDICATES VALUES ARE FOR THE CHORD OF A CURVE.
 *(ARC): INDICATES CURVE GEOMETRY.



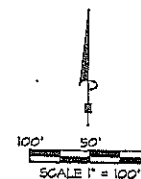
Matthew G. Bertsch
 MATTHEW G. BERTSCH, P.L.S.
 INDIANA REGISTERED LAND SURVEYOR NO. 20200087

I HEREBY CERTIFY THAT THIS PLAT HAS
 MADE UNDER MY SUPERVISION AND IS
 CORRECT TO THE BEST OF MY KNOWLEDGE
 AND BELIEF.
 AND I AFFIRM, UNDER THE PENALTIES OF
 PERJURY, THAT I HAVE TAKEN REASONABLE
 CARE TO REDACT EACH SOCIAL SECURITY
 NUMBER IN THIS DOCUMENT, UNLESS REQUIRED
 BY LAW.



General Notes:

1. BEING A PART OF THE SAME PROPERTY CONVEYED TO IAB FINANCIAL BANK PER DOC. 201803281 IN THE ALLEN COUNTY RECORDER'S OFFICE.
2. PARCEL LIMITS SHOWN ARE PER ALTA/ACSM LAND TITLE SURVEY PERFORMED BY BERTSCH-FRANK & ASSOC., LLC, DATED SEPTEMBER 18, 2013.
3. PART OF TAX PARCEL: 02-08-30-428-001,000-012
4. THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.



**BERTSCH - FRANK
 & ASSOCIATES, LLC**
 Land Surveying
 Land Planning
 4630 W. Jefferson Blvd. #6
 Fort Wayne, Indiana 46804
 Telephone (260) 459-9393
 Facsimile (260) 459-9393

**Park 3000 Business Park
 Tract #2 Lease Area Exhibit
 Exhibit "B"
 IAB Financial
 The Zacher Company**

REVISIONS

MARK	DATE	DESCRIPTION

CAD FILE: 185612Exhibit
 DRAWN BY: ARF
 CHECKED BY: MGB
 DATE: 10/14/2013
 PLOT. NO.: 18561200

MEMORANDUM



TO: City Council
FROM: Adam Welch, Economic Development Specialist
DATE: November 4, 2013
RE: Request for designation by Intellectual Technology, Inc. as an ERA for eligible vacant building and real and personal property improvements

BACKGROUND

PROJECT ADDRESS: 2980 E. Coliseum Blvd. **PROJECT LOCATED WITHIN:** Not Applicable
PROJECT COST: \$ 2,576,000 **COUNCILMANIC DISTRICT:** 2

COMPANY PRODUCT OR SERVICE: Intellectual Technology, Inc. provides turnkey solutions to government jurisdictions for the management and operation of vehicle registration and other DMV related functions.
PROJECT DESCRIPTION: Intellectual Technology, Inc. will restore the current building which has been vacant for nearly five years and will construct 10,000 new square feet. They will also purchase and install \$1,376,000 worth of new manufacturing, research and development, logistical distribution, and information technology equipment.

CREATED

RETAINED

JOBS CREATED (FULL-TIME):	20	JOBS RETAINED (FULL-TIME):	38
JOBS CREATED (PART-TIME):	10	JOBS RETAINED (PART-TIME):	5
TOTAL NEW PAYROLL:	\$ 1,651,000	TOTAL RETAINED PAYROLL:	\$ 2,084,611
AVERAGE SALARY (FULL-TIME NEW):	\$ 72,250	AVERAGE SALARY (FULL-TIME RETAINED):	\$ 53,470

COMMUNITY BENEFIT REVIEW

Yes ☒ No ☐ N/A ☐

Project will encourage vacant or under-utilized land appropriate for commercial or industrial use?

Explain: Property has been vacant since October 2009.

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 CM2; Limited Retail and Commercial

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?

Yes ☒ No ☐ N/A ☐

Taxpayer is NOT delinquent on any or all property tax due to any taxing jurisdiction within Allen County.

POLICY

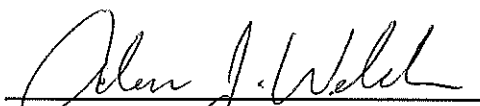
Per the policy of the City of Fort Wayne, the following guidelines apply to this project:

1. The period of deduction for real property is ten years.
2. The period of deduction for personal property is ten years
3. The period of deduction for eligible vacant building is one year

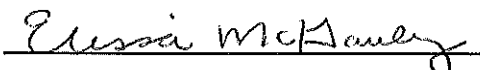
Under Fort Wayne Common Council's tax phase-in policies and procedures, Intellectual Technology, Inc. is eligible for a ten year deduction on real and personal property improvements. Attached is a spreadsheet that shows how the application scored under the review system. Also attached is an estimate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

COMMENTS

Signed:


Economic Development Specialist

Reviewed:


Economic Development Specialist

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	8
\$500,000 to \$999,999	6	
\$0 to \$499,999	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	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	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	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
Construction uses techniques to minimize impact on Combined Sewer Overflows (CSOs)	5

Total	78
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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%	

Real Property Abatements

Tax Abatement Review System

Points Possible	Points Awarded
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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	
\$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	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	
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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	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
Construction uses techniques to minimize impact on Combined Sewer Overflows (CSOs)	5

Total	78
--------------	-----------

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%	

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

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

PERSONAL PROPERTY TAX ABATEMENT - 10 yr Schedule

Year	True Cash Value	"Pool 2"	True Tax Value	Assessed Value	Tax Abatement %	Tax Paid %	Deduction	Taxable A V	Tax Rate	Tax Paid	Tax Saved
1	\$1,376,000	40%	\$550,400	\$550,400	100%	0%	\$550,400	\$0	0.031955	\$0	\$17,588
2	\$1,376,000	56%	\$770,560	\$770,560	90%	10%	\$693,504	\$77,056	0.031955	\$2,462	\$22,161
3	\$1,376,000	42%	\$577,920	\$577,920	80%	20%	\$462,336	\$115,584	0.031955	\$3,693	\$14,774
4	\$1,376,000	32%	\$440,320	\$440,320	70%	30%	\$308,224	\$132,096	0.031955	\$4,221	\$9,849
5	\$1,376,000	30%	\$412,800	\$412,800	60%	40%	\$247,680	\$165,120	0.031955	\$5,276	\$7,915
6	\$1,376,000	30%	\$412,800	\$412,800	50%	50%	\$206,400	\$206,400	0.031955	\$6,596	\$6,596
7	\$1,376,000	30%	\$412,800	\$412,800	40%	60%	\$165,120	\$247,680	0.031955	\$7,915	\$5,276
8	\$1,376,000	30%	\$412,800	\$412,800	30%	70%	\$123,840	\$288,960	0.031955	\$9,234	\$3,957
9	\$1,376,000	30%	\$412,800	\$412,800	20%	80%	\$82,560	\$330,240	0.031955	\$10,553	\$2,638
10	\$1,376,000	30%	\$412,800	\$412,800	10%	90%	\$41,280	\$371,520	0.031955	\$11,872	\$1,319
11	\$1,376,000	30%	\$412,800	\$412,800	0%	100%	\$0	\$412,800	0.031955	\$13,191	\$0

TOTAL TAX SAVED (10 yrs on 10 yr deduction) **\$92,073**
TOTAL TAX PAID (10 yrs on 10 yr deduction) **\$61,822**

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	\$1,200,000	\$1,200,000	\$1,200,000	100%	0%	\$1,200,000	\$0	0.031955	\$0	\$38,346
2	\$1,200,000	\$1,200,000	\$1,200,000	95%	5%	\$1,140,000	\$60,000	0.031955	\$1,917	\$36,429
3	\$1,200,000	\$1,200,000	\$1,200,000	80%	20%	\$960,000	\$240,000	0.031955	\$7,669	\$30,677
4	\$1,200,000	\$1,200,000	\$1,200,000	65%	35%	\$780,000	\$420,000	0.031955	\$13,421	\$24,925
5	\$1,200,000	\$1,200,000	\$1,200,000	50%	50%	\$600,000	\$600,000	0.031955	\$19,173	\$19,173
6	\$1,200,000	\$1,200,000	\$1,200,000	40%	60%	\$480,000	\$720,000	0.031955	\$23,008	\$15,338
7	\$1,200,000	\$1,200,000	\$1,200,000	30%	70%	\$360,000	\$840,000	0.031955	\$26,842	\$11,504
8	\$1,200,000	\$1,200,000	\$1,200,000	20%	80%	\$240,000	\$960,000	0.031955	\$30,677	\$7,669
9	\$1,200,000	\$1,200,000	\$1,200,000	10%	90%	\$120,000	\$1,080,000	0.031955	\$34,511	\$3,835
10	\$1,200,000	\$1,200,000	\$1,200,000	5%	95%	\$60,000	\$1,140,000	0.031955	\$36,429	\$1,917
11	\$1,200,000	\$1,200,000	\$1,200,000	0%	100%	\$0	\$1,200,000	0.031955	\$38,346	\$0

TOTAL TAX SAVED REAL PROPERTY (10 yrs on 10 yr deduction) **\$189,813**
TOTAL TAX PAID REAL PROPERTY (10 yrs) (10 yrs on 10 yr deduction) **\$193,647**
TOTAL TAX SAVED MACHINERY & BUILDING (10 yrs on 10 yr deduction) **\$281,886**
TOTAL TAX PAID MACHINERY & BUILDING (10 yrs on 10 yr deduction) **\$255,469**

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

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Intellectual Technology, Inc. is requesting the designation of an Economic Revitalization Area for both real and personal property improvements in the amount of \$2,576,000. In order to expand, Intellectual Technology, Inc. will restore a building which has been vacant for nearly five years and will construct an additional 10,000 square feet. They will also purchase and install new manufacturing, research and development, logistical distribution, and information technology equipment.**

EFFECT OF PASSAGE: **Installing new equipment while also occupying and expanding the vacant property will allow Intellectual Technology, Inc. to stay competitive in the market and ensure future growth for the company. Twenty full-time jobs and ten part-time jobs will be created.**

EFFECT OF NON-PASSAGE: **Potential loss of development, twenty full-time jobs, and ten part-time jobs.**

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

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