

**A DECLARATORY RESOLUTION designating an
"Economic Revitalization Area" under I.C. 6-1.1-
12.1 for property commonly known as 4717
Clubview Drive, Fort Wayne, Indiana 46804
(Phoenix America, Inc.)**

WHEREAS, Petitioner has duly filed its petition dated November 20, 2013 to have the following described property designated and declared an "Economic Revitalization Area" under Sections 153.13-153.24 of the Municipal Code of the City of Fort Wayne, Indiana, and I.C. 6-1.1-12.1, to wit:

Attached hereto as "Exhibit A" as if a part herein;
and

WHEREAS, said project will create 2 full-time, permanent jobs for a total new, annual payroll of \$102,800, with the average new annual job salary being \$51,400 and retain 22 full-time and 3 part-time, permanent jobs for a total current annual payroll of \$1,168,490, with the average current, annual job salary being \$46,739; and

WHEREAS, the total estimated project cost is \$469,000; 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:

(a) Said Resolution shall be filed with the Allen County Assessor;

(b) 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";

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

4 **SECTION 3.** That, said designation of the hereinabove described property as an
5 "Economic Revitalization Area" shall apply to a deduction of the assessed value of personal
6 property for new manufacturing equipment.

7 **SECTION 4.** That, the estimate of the number of individuals that will be employed
8 or whose employment will be retained and the estimate of the annual salaries of those
9 individuals and the estimate of the value of new manufacturing equipment, all contained in
10 Petitioner's Statement of Benefits, are reasonable and are benefits that can be reasonably
11 expected to result from the proposed described installation of new manufacturing equipment.

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

14 (a) If the proposed new manufacturing equipment is not installed, the approximate
15 current year tax rates for this site would be \$3.3124/\$100.

16 (b) If the proposed new manufacturing equipment is installed and no deduction is
17 granted, the approximate current year tax rate for the site would be
18 \$3.3124/\$100 (the change would be negligible).

19 (c) If the proposed new manufacturing equipment is installed and a deduction
20 percentage of eighty percent (80%) is assumed, the approximate current year
21 tax rate for the site would be \$3.3124/\$100 (the change would be negligible).

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

25 **SECTION 7.** That, pursuant to I.C. 6-1.1-12.1, it is hereby determined that the
26 deduction from the assessed value of the new manufacturing equipment shall be for a period
27 of seven years.
28
29
30

SECTION 8. The deduction schedule from the assessed value of new manufacturing equipment 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. 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 10. That, the taxpayer is non-delinquent on any and all property tax due to jurisdictions within Allen County, Indiana.

SECTION 11. 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 said 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 12. 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



NOV 20 2013

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:

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:

\$ 469,000

TOTAL OF ABOVE IMPROVEMENTS:

\$ 469,000

GENERAL INFORMATION

Real property taxpayer's name: Robert & Judith Loubier

Personal property taxpayer's name: Phoenix America Inc.

Telephone number: 260-432-9664

Address listed on tax bill: 4717 Clubview Drive

Name of company to be designated, if applicable: Phoenix America Inc.

Year company was established: 2000

Address of property to be designated: 4717 Clubview Drive

Real estate property identification number: 02-12-20-252-002.000-074

Contact person name: John Kaste

Contact person telephone number: (260) 432-9664

Contact person Email: JKaste@PhoenixAmerica.com

Contact person address: 4717 Clubview Drive, Fort Wayne, IN 46804

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Robert Loubier	CFO	444-14 Snowmass Village Circle, POB 5006	(970) 923-2724
		Snowmass Village, CO 81615	
John Kaste	COO	9625 Reindeer Road, Fort Wayne, IN 46804	(260) 436-9306

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

NAME	PERCENTAGE
Robert Loubier	87.5%
John Kaste	12.5%

- ☐ 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)? 335312

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

Injection moldings of plastic compounds and magnetic materials to be used in sensor, encoder and magnetic target product manufacturing at this facility.

Dollar amount of annual sales for the last three years:

Year	Annual Sales
2012	\$ 3,257,420.25
2011	\$ 2,427,884
2010	\$ 2,263,445

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

Customer Name	City/State	Annual Gross Sales
PHD	Fort Wayne, IN	\$ 484,915
Headsight	Bremen, IN	\$ 349,550
Baldor Motors	Westville, OK	\$ 225,856

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

Supplier Name	City/State	Annual Gross Purchases
United Magnetics	Shanghai, China	\$ 68,062
Digi-Key	Thief River Falls, MN	\$ 66,766
Future Electronics	Pointe Claire, Quebec	\$ 46,517

List the company's top three competitors:

Competitor Name	City/State
US Digital	Vancouver, WA
Cherry Corp.	Pleasant Prairie, WI
Tengam	Otsego, MI

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

Magnet Target Wheels, Magnet Sensors, Magnetic Encoders

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 new equipment will improve our energy efficiencies. It is a continuation of our green initiative to lower our carbon footprint. In addition, it will increase our production capabilities in respect to quantity of product and variety of product offerings while enabling Phoenix America to stay competitive in the market. It will also allow us to grow with new customer needs and new demands for our products.

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:

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

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

Projected construction start (month/year): _____

Projected construction completion (month/year): _____

☐ 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)

One Milacron 165Ton Horizontal Injection Molding Press,
 One Milacron 33Ton Shuttle Injection Molding Press,
 One Milacron 30Ton Horizontal Injection Molding Press,
 One Regloplas High Pressure Hot Water Thermolator,
 One Moldman 8200 Shuttle Table Low Pressure Molding Machine,
 One Moldman Water Chiller, One CNC Mill Memory,
 One RIMM100SC Dynapar/Veeder Root Meter,
 One Scope, Three Mold Bases, Two Tool room Grinding Wheels

☐ 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): 12/2013

Date last piece of equipment will be installed (month/year): 12/2013

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

See Attached Depreciation Schedules

Phoenix America
Purchase of new equipment in 2013

Equipment	Cost	Bonus Deprec.	Basis After Bonus	Life	Yr 1 <u>Depreciation (Includes Bonus)</u>	Yr 2 <u>Depreciation</u>	Yr 3 <u>Depreciation</u>	Yr 4 <u>Depreciation</u>	Yr 5 <u>Depreciation</u>	Yr 6 <u>Depreciation</u>	Yr 7 <u>Depreciation</u>	Yr 8 <u>Depreciation</u>	Total
165T Horz Press	\$ 151,351	\$ 75,676	\$ 75,676	7 years	\$ 86,490	\$ 18,533	\$ 13,236	\$ 9,452	\$ 6,756	\$ 6,750	\$ 6,758	\$ 3,375	\$ 227,027
33T Shuttle Press	\$ 85,131	\$ 42,566	\$ 42,566	7 years	\$ 48,648	\$ 10,424	\$ 7,445	\$ 5,316	\$ 3,801	\$ 3,797	\$ 3,801	\$ 1,898	\$ 127,697
30T Horz Press	\$ 104,684	\$ 52,342	\$ 52,342	7 years	\$ 59,822	\$ 12,819	\$ 9,155	\$ 6,538	\$ 4,674	\$ 4,669	\$ 4,674	\$ 2,334	\$ 157,026
High Pressure - Hot Water Ther	\$ 11,599	\$ 5,800	\$ 5,800	7 years	\$ 6,628	\$ 1,420	\$ 1,014	\$ 724	\$ 518	\$ 517	\$ 518	\$ 259	\$ 17,399
Hot Melt Overmold Press	\$ 95,395	\$ 47,698	\$ 47,698	7 years	\$ 54,513	\$ 11,681	\$ 8,342	\$ 5,957	\$ 4,259	\$ 4,255	\$ 4,259	\$ 2,127	\$ 143,093
New Mold Bases	\$ 13,300	\$ 6,650	\$ 6,650	7 years	\$ 7,600	\$ 1,629	\$ 1,163	\$ 831	\$ 594	\$ 593	\$ 594	\$ 297	\$ 19,950
CNC Mill Additional Memory	\$ 1,095	\$ 548	\$ 548	5 years	\$ 626	\$ 175	\$ 105	\$ 63	\$ 63	\$ 32	\$ -	\$ -	\$ 1,611
Scope w/ Stats + Meter	\$ 6,446	\$ 3,223	\$ 3,223	7 years	\$ 3,664	\$ 789	\$ 584	\$ 403	\$ 288	\$ 287	\$ 288	\$ 144	\$ 9,669
					\$ 268,011	\$ 57,470	\$ 41,023	\$ 29,284	\$ 20,955	\$ 20,900	\$ 20,892	\$ 10,434	\$ 703,470

ELIGIBLE VACANT BUILDING INFORMATION

Complete this section of the application if you are requesting a deduction from the current assessed value of a vacant building

☐ Yes ☐ No Has the building for which you are seeking designation for tax phase-in been unoccupied for at least one year? Please provide evidence of occupation. (i.e. certificate of occupancy, paid utility receipts, executed lease agreements)

Describe any structure(s) that is/are currently on the property:

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

Projected occupancy date (month/year): _____

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

PUBLIC BENEFIT INFORMATION

EMPLOYMENT INFORMATION FOR FACILITY TO BE DESIGNATED

ESTIMATE OF EMPLOYEES AND PAYROLL FOR FORT WAYNE FACILITY REQUESTING ECONOMIC REVITALIZATION AREA DESIGNATION

Please be specific on job descriptions. When listing the occupation codes, please avoid using the "Major Occupational Groupings" (i.e. 11-000, 13-000, 15-000, etc.) which are more general in nature. Instead, use specific occupation codes (i.e. 11-1021, 13-1081, 15-2041 etc) for each created and retained job. To fill out information on occupation and occupation code, use data available through Occupation Employment Statistics for Fort Wayne

http://www.bls.gov/oes/current/oes_23060.htm

Current Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Molding Operator	51-4072	2	\$ 90,988
Electrical Assembler	51-2022	9	\$ 229,425
Operations Manager	11-1021	1	\$ 89,133
Tool and Die Maker	51-4111	2	\$ 127,375
See continued list			

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Molding Operator	51-4072	2	\$ 90,988
Electrical Assembler	51-2022	9	\$ 229,425
Operations Manager	11-1021	1	\$ 89,133
Tool and Die Maker	51-4111	2	\$ 127,375
See continued lis			

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Molding Operator	51-4072	1	\$ 20,800
Electrical Engineer	17-2071	1	\$ 82,000

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
Electrical Engineer	17-2071	2	\$ 161,591
Office Manager	43-1011	1	\$ 56,104
Chief Executive	11-1011	1	\$ 167,735
Sales Manager	11-2022	1	\$ 126,695
See continued list			

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Electrical Engineer	17-2071	2	\$ 161,591
Office Manager	43-1011	1	\$ 56,104
Chief Executive	11-1011	1	\$ 167,735
Sales Manager	11-2022	1	\$ 126,695
See continued lis			

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll

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
Lathe Operator	51-4034	1	\$ 31,508
Production Manager	51-1011	1	\$ 67,500
General Office Clerk	43-9061	1	\$ 20,436

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Lathe Operator	51-4034	1	\$ 31,508
Production Manager	51-1011	1	\$ 67,500
General Office Clerk	43-9061	1	\$ 20,436

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll

PUBLIC BENEFIT INFORMATION

Current Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
Electrical Assembler	51-2022	2	\$ 13,195
Electrical Engineer Tech.	17-3023	1	\$ 47,950

Retained Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
Electrical Assembler	51-2022	2	\$ 13,195
Electrical Engineer Tech.	17-3023	1	\$ 47,950

Additional Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll

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

- | | | |
|--|--|--|
| ☐ Pension Plan | ☒ Major Medical Plan | ☒ Disability Insurance |
| ☐ Tuition Reimbursement | ☒ Life Insurance | ☒ Dental Insurance |

List any benefits not mentioned above:

Matching 401K Plan

When will you reach the levels of employment shown above? (month/year): 06/2014

REQUIRED ATTACHMENTS

The following must be attached to the application.

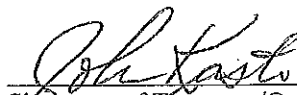
1. **Statement of Benefits Form(s) (first page/front side completed)**
2. **Full legal description of property and a plat map identifying the property boundaries. (Property tax bill legal descriptions are not sufficient.) Should be marked as Exhibit A.**
3. **Check for non-refundable application fee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

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

CERTIFICATION

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

I understand that I must file a correctly completed Compliance with Statement of Benefits Form (CF-1/Real Property for real property improvements and CF-1/PP for personal property improvements) and the Public Benefit Annual Update with the City of Fort Wayne Community Development Division in each year in which I receive a deduction. Further the CF-1/PP form must be filed with the county assessor and the CF-1/Real Property must be filed with the county auditor. Failure to file the CF-1 form with these agencies may result in a rescission of any tax phase-in occurring as a result of this application.



 Signature of Taxpayer/Owner

John Kaste, Chief Operating Officer

 Printed Name and Title of Applicant

11/08/2013

 Date



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

NOV 20 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))

SECTION 1		TAXPAYER INFORMATION						
Name of taxpayer Phoenix America Inc.								
Address of taxpayer (number and street, city, state, and ZIP code) 4717 Clubview Drive								
Name of contact person John Kaste				Telephone number (260) 432-9664				
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT						
Name of designating body Fort Wayne City Council				Resolution number (s)				
Location of property 4717 Clubview Drive		County Allen		DLGF taxing district number 02074				
Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. (use additional sheets if necessary) Milacron165T Injection Mold Press, Milacron33T Injection Mold Press, Milacron30T Injection Mold Press, Regloplas Hot Water Thermolator, Moldman8200Mold Press, Moldman Water Chiller, CNC Mill Memory, RIMM100SC Meter, Scope, Mold Bases, Grinding Wheels				ESTIMATED				
				START DATE	COMPLETION DATE			
				Manufacturing Equipment	12/06/2013	12/31/2013		
				R & D Equipment				
				Logist Dist Equipment				
IT Equipment								
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT						
Current number 25	Salaries 1,229,635.00	Number retained 25	Salaries 1,229,635.00	Number additional 2	Salaries 102,800.00			
SECTION 4		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT						
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current values		248,580.00						
Plus estimated values of proposed project	469,000.00							
Less values of any property being replaced								
Net estimated values upon completion of project	469,000.00	248,580.00						
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER						
Estimated solid waste converted (pounds) 0.00		Estimated hazardous waste converted (pounds) 0.00						
Other benefits:								
SECTION 6		TAXPAYER CERTIFICATION						
I hereby certify that the representations in this statement are true.								
Signature of authorized representative <i>John Kaste</i>			Title COO		Date signed (month, day, year) 11/14/2013			

JUN 11 2003 12:11PM HP LR

3

PAGE 1 OF 2

ZOHRAH K. TAZIAN, P.E. & L.S.
 & M. L. FAUST, L.S.

zk tazian

ASSOCIATES, INC.
 518 WEST WAYNE STREET
 SUITE 202
 FORT WAYNE, INDIANA 46802
 PHONE: 219-424-2212
 219-424-2234 FAX

Exhibit "A"

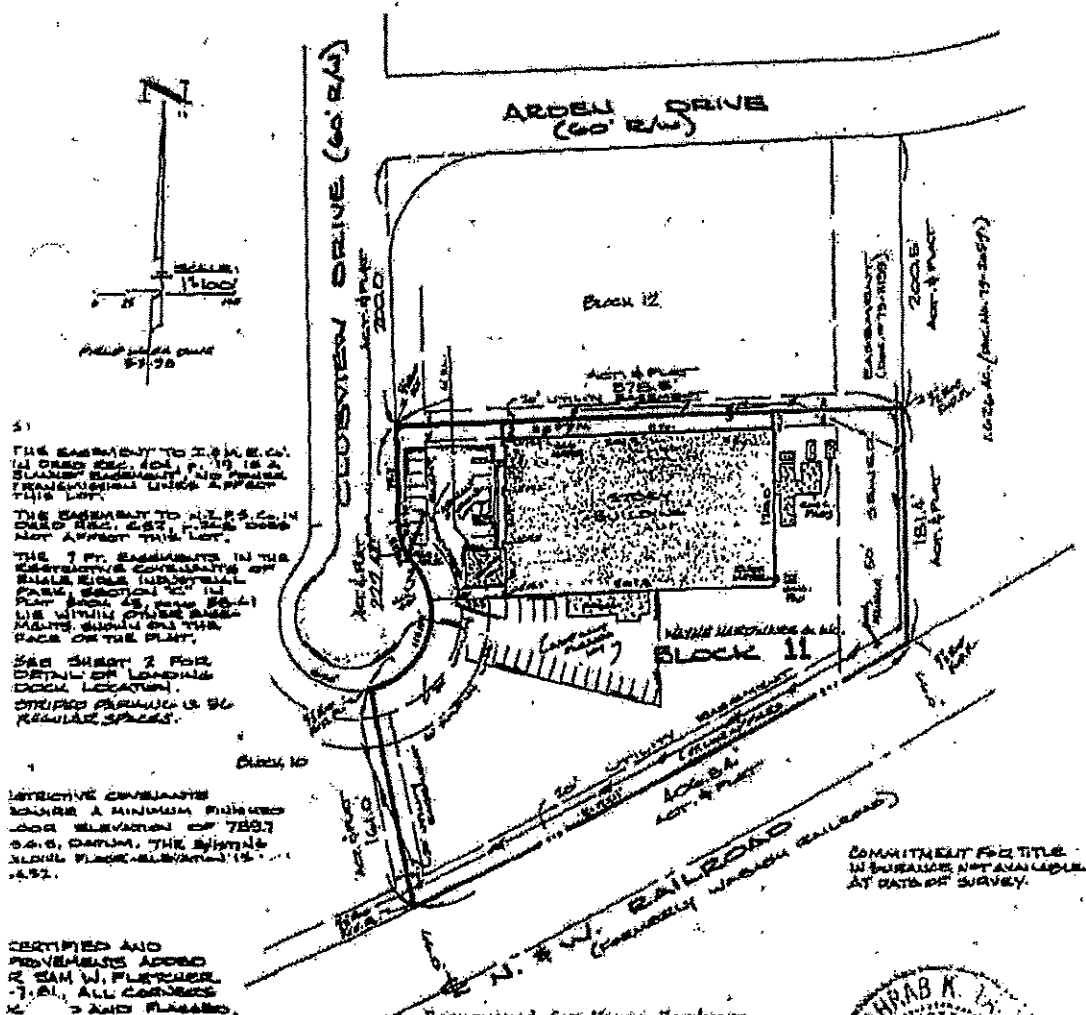
CERTIFICATE OF SURVEY

This document is a record of a resurvey of land and real estate prepared in conformity with established rules of surveying and made in accordance with the records or plat on file in the Recorder's office of Allen County, State of Indiana. The land described exists in full dimensions as shown hereon in feet. It is free from encroachments by adjoining land owners unless specifically stated below. Corners were perpetuated as indicated.

DESCRIPTION OF REAL ESTATE

Block 11 in Engle Ridge Industrial Park, Section "C", a Subdivision of part of the West Half of the Northeast Quarter of Section 20, Township 30 North, Range 12 East, Allen County, Indiana.

This property is in Zone X, as the description plots by scale on Flood Insurance Rate Map No. 18003C-0265D, effective September 28, 1990.



COMMITMENT FOR TITLE
 IN INSURANCE NOT AVAILABLE
 AT DATE OF SURVEY.



Resurveyed for Wayne Hardware
 Co., Inc. 3/4/98

20150516 16:00:51 - Notes Added & Detail Sheet Added,
 Description Corrected.

I hereby certify on the 9th day of June, 1981, that the above survey is correct.
 Surveyed for Fletcher
 Survey No. HN-146

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Phoenix America, Inc. is requesting the designation of an Economic Revitalization Area for personal property improvements in the amount of \$469,000. In order to expand, Phoenix America, Inc. will install new manufacturing equipment which will improve energy efficiency, lower their carbon footprint, and increase production capabilities.**

EFFECT OF PASSAGE: **Installing the new equipment will allow Phoenix America, Inc. to stay competitive in the market as well as grow with current customers' needs and new demand for their products. Two full-time jobs will be created.**

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

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

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

MEMORANDUM



TO: City Council

FROM: Adam Welch, Economic Development Specialist

DATE: November 20, 2013

RE: Request for designation by Phoenix America, Inc. as an ERA for personal property improvements

BACKGROUND

PROJECT ADDRESS:	4717 Clubview Drive	PROJECT LOCATED WITHIN:	Not Applicable
PROJECT COST:	\$ 469,000	COUNCILMANIC DISTRICT:	4

COMPANY PRODUCT OR SERVICE:	Phoenix America, Inc. specializes in injection moldings of plastic compounds or magnetic materials to be used in sensor, encoder and magnetic target product manufacturing.
PROJECT DESCRIPTION:	Phoenix America, Inc will install new equipment which will greatly improve their energy efficiency, lower their carbon footprint, and increase production capabilities allowing them to stay competitive in the market as well as grow with their current customers' needs and demands.

CREATED

RETAINED

JOBS CREATED (FULL-TIME):	2	JOBS RETAINED (FULL-TIME):	22
JOBS CREATED (PART-TIME):	N/A	JOBS RETAINED (PART-TIME):	3
TOTAL NEW PAYROLL:	\$ 102,800	TOTAL RETAINED PAYROLL:	\$ 1,229,635
AVERAGE SALARY (FULL-TIME NEW):	\$51,400	AVERAGE SALARY (FULL-TIME RETAINED):	\$ 53,113

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 IN2; General Industrial Zoning Class

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

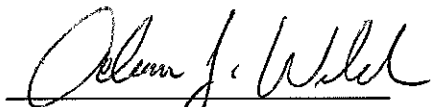
Per the policy of the City of Fort Wayne, the following guidelines apply to this project:

1. The period of deduction for personal property is seven years.

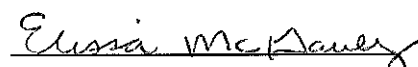
Under Fort Wayne Common Council's tax phase-in policies and procedures, Phoenix America, Inc. is eligible for a seven year deduction on personal property improvements. Attached is a spreadsheet that shows how the application scored under the review system. Also attached is an estimate of the taxes saved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

COMMENTS

Signed:


 Economic Development Specialist

Reviewed:


 Economic Development Specialist

COMMUNITY DEVELOPMENT DIVISION

Personal Property Abatements

Tax Abatement Review System

Points Possible	Points Awarded
--------------------	-------------------

INVESTMENT (30 points possible)

Total new investment in equipment

Over \$5,000,000	10	
\$1,000,000 to \$4,999,999	8	
\$500,000 to \$999,999	6	
\$0 to \$499,999	4	4

Investment per employee (both jobs created and retained)

\$35,000 or more	10	
\$18,500 to \$34,999	8	
\$6,250 to \$18,499	6	6
\$1,250 to \$6,249	4	
less than \$1,250	2	

Estimated local income taxes generated from jobs retained

\$80,000 or more	5	
\$30,000 to \$79,999	4	
\$10,000 to \$29,999	3	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	
\$5,000 to \$9,999	3	
\$3,000 to \$4,999	2	
less than \$3,000	1	1

ECONOMIC BASE (20 points possible)

Location Quotient in designated Occupation Code

(use majority Occupation Code of all created and retained jobs)

Greater than 1.0	5	5
------------------	---	---

Estimated Percent of Business done outside

Allen County

Greater than 75%	15	15
50% to 74%	10	
25% to 49%	5	

JOBS (20 points possible)

Total number of permanent jobs retained

Over 250	10	
100 to 249	8	
50 to 99	6	
25 to 49	4	
10 to 24	2	2
1 to 9	1	

Total number of permanent jobs created (Double for start-up)

Over 100	10	
50-99	8	
25-49	6	
10-24	4	
1 to 9	2	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	68
--------------	-----------

Length of Abatement

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

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

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

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

PERSONAL PROPERTY TAX ABATEMENT - 7 yr Schedule

Year	True Cash Value	"Pool 2"	True Tax Value	Assessed Value	Tax Abatement %	Tax Paid %	Deduction	Taxable A V	Tax Rate	Tax Paid	Tax Saved
1	\$469,000	40%	\$187,600	\$187,600	100%	0%	\$187,600	\$0	0.033124	\$0	\$6,214
2	\$469,000	56%	\$262,640	\$262,640	85%	15%	\$223,244	\$39,396	0.033124	\$1,305	\$7,395
3	\$469,000	42%	\$196,980	\$196,980	71%	29%	\$139,856	\$57,124	0.033124	\$1,892	\$4,633
4	\$469,000	32%	\$150,080	\$150,080	57%	43%	\$85,546	\$64,534	0.033124	\$2,138	\$2,834
5	\$469,000	30%	\$140,700	\$140,700	43%	57%	\$60,501	\$80,199	0.033124	\$2,657	\$2,004
6	\$469,000	30%	\$140,700	\$140,700	29%	71%	\$40,803	\$99,897	0.033124	\$3,309	\$1,352
7	\$469,000	30%	\$140,700	\$140,700	14%	86%	\$19,698	\$121,002	0.033124	\$4,008	\$652
8	\$469,000	30%	\$140,700	\$140,700	0%	100%	\$0	\$140,700	0.033124	\$4,661	\$0
							TOTAL TAX SAVED	(7 yrs on 7 yr deduction)			
							TOTAL TAX PAID	(7yrs on 7 yr deduction)			