

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 4528 Hillegas Road, Fort Wayne, Indiana 46818 (Midwest Salt of Fort Wayne LLC)

WHEREAS, Petitioner has duly filed its petition dated November 22, 2013 to have the following described property designated and declared an "Economic Revitalization Area" under Sections 153.13-153.24 of the Municipal Code of the City of Fort Wayne, Indiana, and I.C. 6-1.1-12.1, to wit:

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

WHEREAS, said project will result in the occupation of an eligible vacant building under I.C. 6-1.1-12.1-4.8; and

WHEREAS, said project will create five full-time and one part-time, permanent jobs for a total new, annual payroll of \$233,000, with the average new annual job salary being \$38,833; and

WHEREAS, the total estimated project cost is \$40,000; 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 a deduction of the assessed value of occupation of an eligible vacant building.

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

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

... If the proposed occupation of the eligible vacant building does not occur, the approximate current year tax rates for this site would be \$3.1821/\$100.

... If the proposed occupation of the eligible vacant building occurs and no deduction is granted, the approximate current tax rate for the site would be \$3.1821/\$100 (the change would be negligible).

... If the proposed occupation of the eligible vacant building occurs, and a deduction percentage of fifty percent (50%) is assumed, the approximate current year tax rate for this would be \$3.1821/\$100 (the change would be negligible).

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 That, this Resolution shall be subject to being confirmed, modified and confirmed, or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

SECTION 7. That, pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from the assessed value of the occupation of the eligible vacant building shall be for a period of one year.

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

Year of Deduction	Percentage
1	100%

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 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 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

CITY OF FT WAYNE

03/2013

NOV 22 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: _____

TOTAL OF ABOVE IMPROVEMENTS: _____

GENERAL INFORMATION

Real property taxpayer's name: Midwest Sals at Fort Wayne LLCPersonal property taxpayer's name: Midwest Sals at Fort Wayne LLCTelephone number: 260-387-6170Address listed on tax bill: 4528 Hillegas Road Ft. Wayne INName of company to be designated, if applicable: Midwest Sals at Fort Wayne LLCYear company was established: 2012Address of property to be designated: 4528 Hillegas Road Fort Wayne, INReal estate property identification number: Title Commitment No 1319554 Tax ID # 02-07-21-351-Contact person name: Andrew Thiele 002-000-073Contact person telephone number: 260-235-0227 Contact person Email: andrew.thiele@midwestContact person address: 1602 Florida Drive Fort Wayne IN salt.net

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Andrew Thiele	President	1602 Florida Dr. Ft Wayne	260-235-0227
Mark Thiele	V. Pres.	743 N. Main St. Auburn, IN	260-235-0117
Tony Johnson	V. Pres.	3207 Park Meadow Rd. Prairie Grove IL	815-403-5929

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

NAME	PERCENTAGE
Andrew Thiele - Slick Products Inc	30
Mark Thiele - Slick Products Inc	30
Anthony Johnson - 2111 NOV 8 LLC	40

- ☐ 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? 20%
- What percentage of sales is made to the ultimate customer? 10%
- What percentage of sales will be from service calls? 0
- What is the percentage of clients/customers served that are located outside of Allen County? 30%
- What is the company's primary North American Industrial Classification Code (NAICS)? 424690
- Describe the nature of the company's business, product, and/or service: Salt products used for ice melt, water softening & agricultural applications
- Dollar amount of annual sales for the last three years:

Year	Annual Sales
2011	0
2012	\$76,000 Nov - Dec
2013	\$700,000 YTD

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

Customer Name	City/State	Annual Gross Sales
Aqua Indiana	Fort Wayne IN	\$200,000
Kalmbach Feed	Upper Sandusky, OH	\$100,000
Vision Scapes	Fort Wayne IN	80,000

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

Supplier Name	City/State	Annual Gross Purchases
North American Salt	Lyons, KS	\$250,000
Kissner Salt	Cambridge, Ontario	\$200,000
Cargill	Chicago, IL	\$25,000

List the company's top three competitors:

Competitor Name	City/State
With A Grain of Salt	New Haven IN
Culligan	Fort Wayne IN
John Deere Landscapes	Fort Wayne IN

Describe the product or service to be produced or offered at the project site: Warehousing & Distribution
and small volume retail sales

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 property has not been fully developed & contains
substandard buildings on the site.

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: One story office, one story metal building & paved area

Describe the condition of the structure(s) listed above: Average & in need of small repairs

Projected occupancy date (month/year): January 21, 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.

Property has been vacant & bank owned since 2009. Listed property for sale during this period.

4528 Hillegas Road - MOTIVATED SELLER!

4528 Hillegas Road, Fort Wayne, IN 46818



Listing ID: 2000334
Status: Active
Property Type: Retail-Commercial For Sale
Retail-Commercial Type: Free-Standing Building, Garden Center
Size: 2,156 SF
Sale Price: \$375,000
Unit Price: \$173.93 PSF
Sale Terms: Cash to Seller



Property Overview

PRICE DRASTICALLY REDUCED on this former truck sales lot on Hillegas Road with excellent visibility from I-69. Paved and lighted parking for 200 vehicles. Pylon signage. Very nice 1,606 SF office building with 550 SF pole barn for storage and maintenance. Two drive-in doors on pole barn are 10'x12' and 8'x10'. There is also a 12'x 11.5' sliding door in the rear. Buildings sit on 3+ acres with easy access to I-69.

More Information Online

<http://bndcommercial.catylist.com/listing/2000334>



QR Code

Scan this image with your mobile device:

Listing Details

General Information

Listing Name: 4528 Hillegas Road - MOTIVATED SELLER!
Tax ID Number/APN: 02-07-21-351-002.000-073
Retail-Commercial Type: Free-Standing Building, Garden Center, Vehicle Related, Other
Property Use Type: Vacant/Owner-User
Zoning: IN-1

Building Name: Former Trucks Unlimited
Building Size (RSF): 2,156 SF
Land Area: 3 Acres
Sale Terms: Cash to Seller
Tenancy: Single Tenant

Area & Location

Market Type: Medium
Side of Street: East
Road Type: Paved

Property Visibility: Excellent
Largest Nearby Street: I-69
Transportation: Bus, Highway, Taxi

Building Related

Total Number of Buildings: 2
Number of Stories: 1
Property Condition: Good
Year Built: 1970

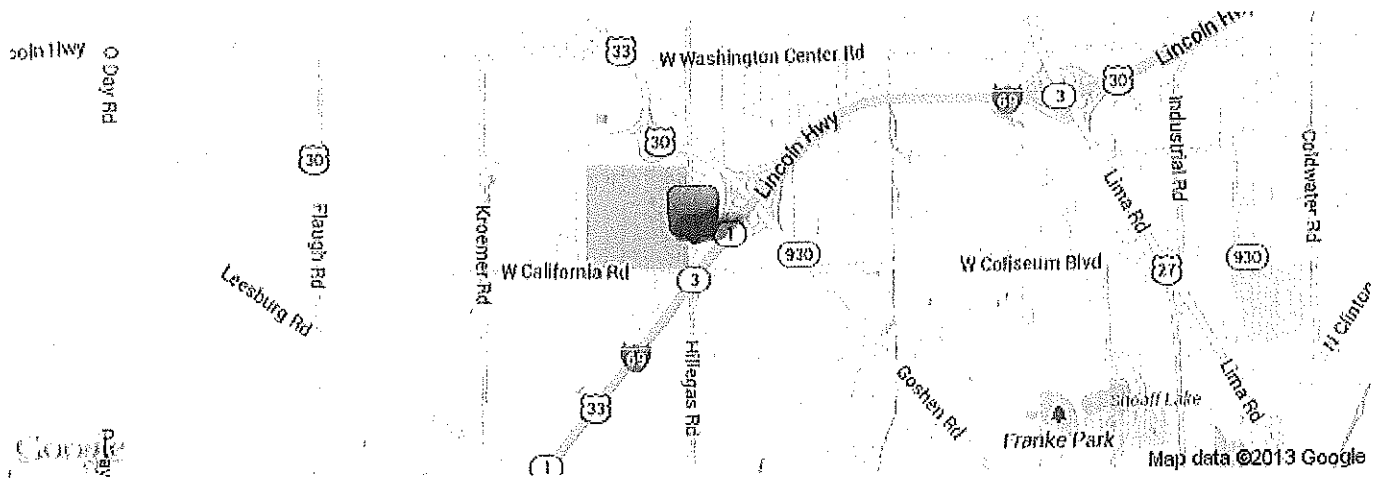
Year Renovated: 1986
Total Parking Spaces: 200
Parking Type: Surface

Financials

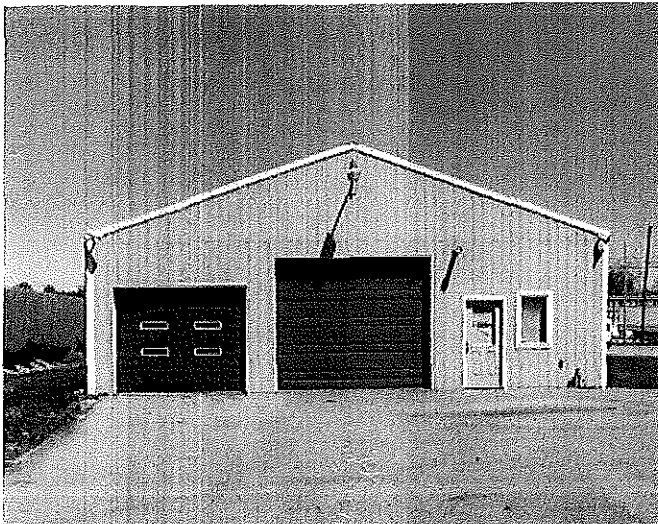
Finance Data Year: 2011

Location

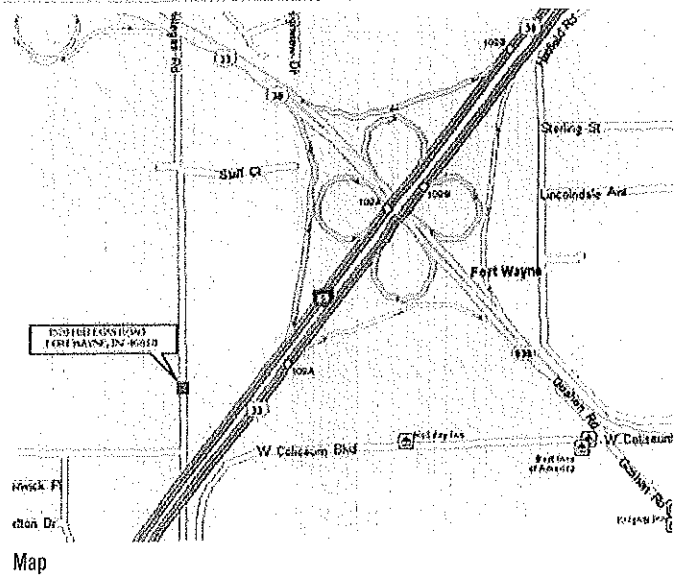
Address: 4528 Hillegas Road, Fort Wayne, IN 46818
County: Allen
MSA: Fort Wayne



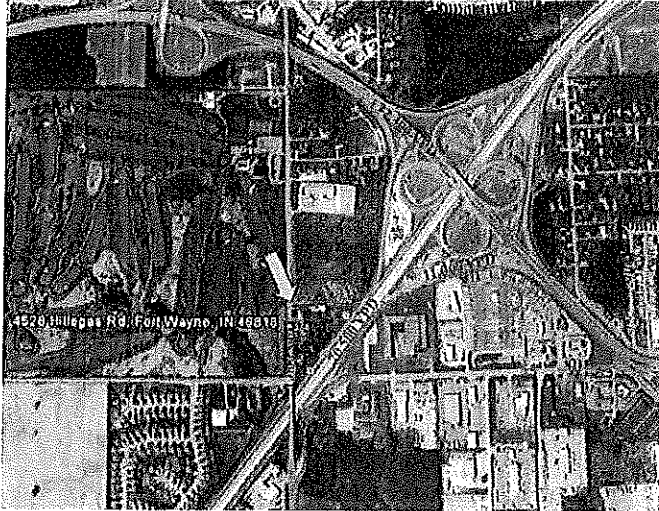
Property Images



Storage/Maintenance Bldg



Map



Aerial with Traffic Counts

Property Contacts



Chris Bartkus

BND Commercial, LLC

(260) 437-2614 [M]

(260) 469-7120 [O]

cbartkus@BNDCommercial.com

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

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
General Mgr	11-1021	1	\$75,000.00
Sales	41-4011	2	100,000.00
Customer Service	43-4051	1	25,000.00
Merch Handler	53-3033	1	25,000.00

PUBLIC BENEFIT INFORMATION

Current Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll

Retained Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll

Additional Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
<i>Mail Handler</i>	<i>53-3033</i>	<i>1</i>	<i>\$8,000.⁰⁰</i>

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:

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

Andrew M. Thiele

Printed Name and Title of Applicant

11/22/2013

Date



STATEMENT OF BENEFITS VACANT BUILDING DEDUCTION

State Form 55182 (2-13)

Prescribed by the Department of Local Government Finance

CITY OF FT WAYNE

NOV 22 2013

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).

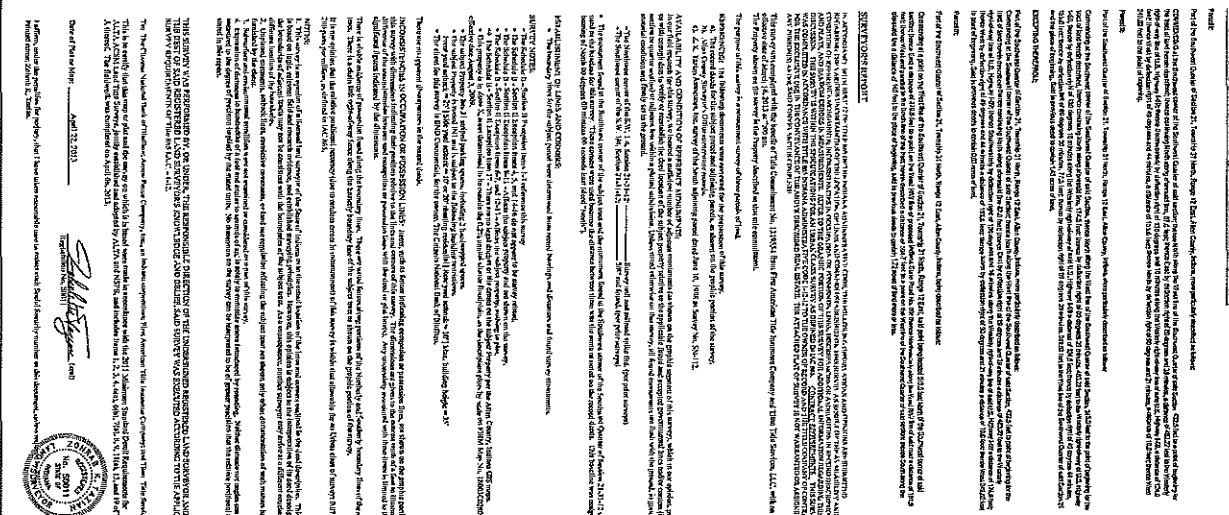
This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- ☒ 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 Midwest Salt & Fort Wayne LLC					
Address of taxpayer (number and street, city, state, and ZIP code) 4528 Hillegas Road Ft Wayne IN					
Name of contact person Andrew M. Thiele		Telephone number (260) 387-6170		E-mail address andrew.thiele@midwestsalt.net	
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT			
Name of designating body Fort Wayne Common Council		Resolution number			
Location of property 4528 Hillegas Road Ft Wayne		County Allen		DLGF taxing district number 73	
Description of eligible vacant building that the property owner or tenant will occupy (use additional sheets if necessary).		Estimated occupancy date (month, day, year) 1-21-14		Estimated date placed-in-use (month, day, year) 1-21-14	
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS A RESULT OF PROPOSED PROJECT			
Current number 0	Salaries 0	Number retained 0	Salaries 0	Number additional 6	Salaries \$233,000.00
SECTION 4		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT			
		REAL ESTATE IMPROVEMENTS			
		COST		ASSESSED VALUE	
Current values		\$350,000		350,000	
Plus estimated values of proposed project		40,000			
Less values of any property being replaced		0			
Net estimated values upon completion of project		390,000			
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: Listed For sale with Commercial Realtor					
Show amount for which the building was offered for sale, lease, or rent during period of vacancy: \$995,000, \$900,000, \$800,000 → \$350,000					
List any other benefits resulting from the occupancy of the eligible vacant building: Utilities will be turned on & monthly billing resumed. Jobs created for direct employees & transportation companies used for product delivery					
SECTION 6		TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.					
Signature of authorized representative [Signature]		Title V Pres.		Date signed (month, day, year) 11/22/2013	



Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Midwest Salt of Fort Wayne LLC is requesting the designation of an Economic Revitalization Area for the occupation of an eligible vacant building. Midwest Salt of Fort Wayne LLC will occupy and make repairs to a vacant building for their new startup business which will specialize in the warehousing, distributing, and sale of salt products.**

EFFECT OF PASSAGE: **Occupying the vacant structure will allow Midwest Salt of Fort Wayne LLC to start their new salt business while also providing employment for area citizens. Five full-time jobs and one part-time job will be created.**

EFFECT OF NON-PASSAGE: **Potential loss of development, five full-time jobs, and one part-time job.**

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 27, 2013
RE: Request for designation by Midwest Salt of Fort Wayne LLC as an ERA for eligible vacant building improvements

BACKGROUND

PROJECT ADDRESS: 4528 Hillegas Road **PROJECT LOCATED WITHIN:** Not Applicable
PROJECT COST: \$ 40,000 **COUNCILMANIC DISTRICT:** 3

COMPANY PRODUCT OR SERVICE: Midwest Salt of Fort Wayne LLC will warehouse, distribute, and sell salt products used for ice on roadways, water softening, and agricultural applications.
PROJECT DESCRIPTION: Midwest Salt of Fort Wayne LLC will occupy a building which has been vacant and bank owned since 2009.

CREATED

RETAINED

JOBS CREATED (FULL-TIME):	5	JOBS RETAINED (FULL-TIME):	0
JOBS CREATED (PART-TIME):	1	JOBS RETAINED (PART-TIME):	0
TOTAL NEW PAYROLL:	\$ 233,000	TOTAL RETAINED PAYROLL:	\$0
AVERAGE SALARY (FULL-TIME NEW):	\$ 45,000	AVERAGE SALARY (FULL-TIME RETAINED):	\$0

COMMUNITY BENEFIT REVIEW

Yes ☒ No ☐ N/A ☐

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

Explain: Property has been vacant for four years

Yes ☒ No ☐ N/A ☐

Real estate to be designated is consistent with land use policies of the City of Fort Wayne?

Explain: Property to be designated is zoned IN1; Limited Industrial

Yes ☒ No ☐ N/A ☐

Project encourages the improvement or replacement of a deteriorated or obsolete structure?

Explain: The structure is in need of small repairs.

Yes ☐ No ☐ N/A ☒

Project encourages the improvement or replacement of obsolete manufacturing and/or research and development and/or information technology and/or logistical distribution equipment?

Yes ☐ No ☐ N/A ☒

Project will result in significant conversion of solid waste or hazardous waste into energy or other useful products?

Yes ☐ No ☐ N/A ☒

Project encourages preservation of an historically or architecturally significant structure?

Yes ☐ No ☒ N/A ☐

Construction will result in Leadership in Energy and Environmental Design (LEED) certification by the U.S. Green Building Council?

Yes ☐ No ☒ N/A ☐

Construction will use techniques to minimize impact on combined sewer overflows? (i.e. rain gardens, bio swales, etc.)

Yes ☒ No ☐ N/A ☐

ERA designation induces employment opportunities for Fort Wayne area residents?
Explain: Five full-time jobs and one part-time job will be created.

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:

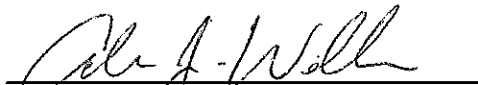
1. The period of deduction for the eligible vacant building is one year.

Under Fort Wayne Common Council's tax phase-in policies and procedures, Midwest Salt of Fort Wayne LLC is eligible for a one year vacant building deduction. While not pertinent to this application, attached is a spreadsheet that shows how the application would have scored under the review system.

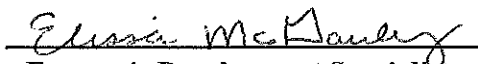
While Citizens National Bank of Bluffton is currently the owner of the real property and has been since 2010, Midwest Salt of Fort Wayne LLC will be purchasing the property in the near future.

COMMENTS

Signed:


Economic Development Specialist

Reviewed:


Economic Development Specialist

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	
\$500,000 to \$999,999	8	
\$100,000 to \$499,999	6	
Under \$100,000	4	4

Investment per employee (both jobs created and retained)

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

Estimated local income taxes generated from jobs retained

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

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	
50% to 74%	10	
25% to 49%	5	5

JOBS (20 points possible)

Total number of permanent jobs retained

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

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

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

WAGES (20 points possible)

Median salary of the jobs created and/or retained

Over \$45,000	20	
\$40,000 to \$44,999	16	
\$35,000 to \$39,999	12	12
\$30,000 to \$34,999	8	
\$25,000 to \$29,999	4	
under \$25,000	0	

BENEFITS (10 points possible)

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

SUSTAINABILITY

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

Total	33
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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.

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%	