

DECLARATORY RESOLUTION NO. R-_____

**A DECLARATORY RESOLUTION designating an
"Economic Revitalization Area" under I.C. 6-1.1-12.1 for
property commonly known as 3310 W. Coliseum Blvd.,
Fort Wayne, Indiana 46808 (Vermeer of Indiana, Inc.)**

WHEREAS, Petitioner has duly filed its petition dated December 4, 2013 to have the following described property designated and declared an "Economic Revitalization Area" under Sections 153.13-153.24 of the Municipal Code of the City of Fort Wayne, Indiana, and I.C. 6-1.1-12.1, to wit:

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

WHEREAS, said project will create three full-time and one part-time, permanent jobs for a total new, annual payroll of \$205,000, with the average new annual job salary being \$51,250 and retain six full-time, permanent jobs for a total current annual payroll of \$430,000, with the average current, annual job salary being \$71,667; and

WHEREAS, the total estimated project cost is \$500,000; 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 real estate.

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

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

... If the proposed development does not occur, the approximate current year tax rates for this site would be \$3.1821/\$100.

... If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be \$3.1821/\$100 (the change would be negligible).

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

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 That, this Resolution shall be subject to being confirmed, modified and confirmed, or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

SECTION 7. That, pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from the assessed value of the real property shall be for a period of ten years.

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

Year of Deduction	Percentage
1	100%
2	95%
3	80%
4	65%
5	50%
6	40%
7	30%
8	20%
9	10%
10	5%

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2 **SECTION 9.** That, the benefits described in the Petitioner's Statement of Benefits
3 can be reasonably expected to result from the project and are sufficient to justify the
4 applicable deductions.

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

7 **SECTION 11.** That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that
8 has received a deduction under section 3 or 4.5 of this chapter may be required to repay the
9 deduction amount as determined by the county auditor in accordance with section 12 of said
10 chapter if the property owner ceases operations at the facility for which the deduction was
11 granted and if the Common Council finds that the property owner obtained the deduction by
12 intentionally providing false information concerning the property owner's plans to continue
13 operation at the facility.

14 **SECTION 12.** That, this Resolution shall be in full force and effect from and after
15 its passage and any and all necessary approval by the Mayor.

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Member of Council

APPROVED AS TO FORM AND LEGALITY

Carol Helton, City Attorney

CITY OF FT WAYNE

DEC 04 2013

03/2013



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:

\$ 500,000

Total cost of manufacturing equipment improvements:

Total cost of research and development equipment improvements:

Total cost of logistical distribution equipment improvements:

Total cost of information technology equipment improvements:

TOTAL OF ABOVE IMPROVEMENTS:

\$ 500,000

GENERAL INFORMATION

Real property taxpayer's name: JSC LLC

Personal property taxpayer's name: Vermeer of Indiana, Inc.

Telephone number: 317 842-1040

Address listed on tax bill: 3310 W. Coliseum Blvd.

Name of company to be designated, if applicable: Vermeer of Indiana

Year company was established: 1992

Address of property to be designated: 3310 W. Coliseum

Real estate property identification number: 02-07-21-377-002.000-073

Contact person name: Jay Van Tress

Contact person telephone number: (317) 842-1040

Contact person Email: jay.vantress@vermeermidwest.

Contact person address: 13402 Britton Park Road

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Jay Van Tress	member	13402 Britton Park Road, Fishers, IN 46038	(317) 842-1040

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

NAME	PERCENTAGE
Jay Van Tress	25%
Steve Kool	25%
Craig Kool	25%
Susan Smith	25%

- ☐ 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? 10%
 What percentage of sales is made to the ultimate customer? 5%
 What percentage of sales will be from service calls? 5%

What is the percentage of clients/customers served that are located outside of Allen County? 85%

What is the company's primary North American Industrial Classification Code (NAICs)? 423830

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

Sell, repair and service of Vermeer and similar products.

Dollar amount of annual sales for the last three years:

Year	Annual Sales
2012	\$ 6,720,299.00
2011	\$ 5,581,681
2010	\$ 3,553,338

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

Customer Name	City/State	Annual Gross Sales
Miller Pipeline	Indianapolis, IN	\$ 1,700,000
Nipsco	Merrilville, IN	\$ 180,250
Vectren	Evansville, IN	\$ 320,000

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

Supplier Name	City/State	Annual Gross Purchases
Vermeer Manufacturing	Pella, Iowa	\$ 4,200,000
Yanmar America	Adairsville, Georgia	\$ 560,000
Belshe Industries	Tecumseh	\$ 250,000

List the company's top three competitors:

Competitor Name	City/State
Ditch Witch	Perry, Oklahoma
Morbark	Winn, Michigan
Bandit Industries	Remus, Michigan

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

Sales, repair and service of Vermeer wood grinders and similar bio recycle grinders

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?

Our current Indiana facilities are too small to accommodate our complete line of organic recycling grinders, compost turners and trommel screens. Many of these machines are longer than our Indiana shops. This new high bay facility with an overhead crane will allow us to service these machines in Fort Wayne.

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:

6,552 sq. ft. industrial building

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

Excellent but too small to service our organic recycling line and our wood waste-grinder line of equipment

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

4,800 square foot high bay shop with overhead bridge crane

Projected construction start (month/year): 11/2013

Projected construction completion (month/year): 02/2014

☐ 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)

☐ Yes ☐ No Has the above equipment for which you are seeking a designation, ever before been used for any purpose in Indiana? If yes, was the equipment acquired at an arms length transaction from an entity not affiliated with the applicant? ☐ Yes ☐ No

☐ Yes ☐ No Will the equipment be leased?

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

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

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

ELIGIBLE VACANT BUILDING INFORMATION

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

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

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

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
Sales	41-2030	1	\$ 120,000
Technicians	49-3042	3	\$ 180,000
Service Manager	11-3010	1	\$ 80,000
Parts Manager	41-2020	1	\$ 50,000

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Sales	41-2030	1	\$ 120,000
Technicians	49-3042	3	\$ 180,000
Service Manager	11-3010	1	\$ 80,000
Parts Manager	41-2020	1	\$ 50,000

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Technicians	49-2094	3	\$ 180,000

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
Clerical	43-3031	1	\$ 25,000

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

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

List any benefits not mentioned above:

When will you reach the levels of employment shown above? (month/year): 03/2015

REQUIRED ATTACHMENTS

The following must be attached to the application.

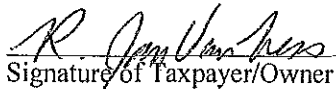
1. **Statement of Benefits Form(s) (first page/front side completed)**
2. **Full legal description of property and a plat map identifying the property boundaries. (Property tax bill legal descriptions are not sufficient.) Should be marked as Exhibit A.**
3. **Check for non-refundable application fee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

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

CERTIFICATION

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

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


Signature of Taxpayer/Owner

R. Jay Van Tress Member JSC,LLC

Printed Name and Title of Applicant

10/31/2013

Date



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R4 / 2-13)

Prescribed by the Department of Local Government Finance

CITY OF FT WAYNE

DEC 04 2013

COMMUNITY DEVL.

20 ____ PAY 20 ____

FORM SB-1 / Real Property

PRIVACY NOTICE

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

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

- ☒ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
☐ Residentially distressed area (IC 6-1.1-12.1-4.1)

INSTRUCTIONS:

- 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 JSC LLC					
Address of taxpayer (number and street, city, state, and ZIP code) 13402 Britton Park Road, Fishers, Indiana 46038					
Name of contact person Jay Van Tress		Telephone number (317) 842-1040		E-mail address jay.vantress@vermeermids	
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT			
Name of designating body FORT WAYNE COMMON COUNCIL		Resolution number			
Location of property 3310 West Coliseum Boulevard		County Allen		DLGF taxing district number 073	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) 4,800 sq. ft. high bay addition to the shop of our current building to service our line of organic recycling grinders, compost turners, and trommel screens in Indiana.		Estimated start date (month, day, year) 11/30/2013		Estimated completion date (month, day, year) 02/28/2014	
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT			
Current number 6.00	Salaries \$430,000.00	Number retained 6.00	Salaries \$430,000.00	Number additional 4.00	Salaries \$205,000.00
SECTION 4		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT			
		REAL ESTATE IMPROVEMENTS			
		COST		ASSESSED VALUE	
Current values		850,000.00		471,000.00	
Plus estimated values of proposed project		500,000.00			
Less values of any property being replaced		0.00			
Net estimated values upon completion of project		1,350,000.00			
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
Estimated solid waste converted (pounds) _____		Estimated hazardous waste converted (pounds) _____			
Other benefits Economic benefit to the Fort Wayne area for growth of workforce and the additional customers coming to Fort Wayne area to use the company facilities because of the extra service capabilities available. The additional workforce could not be added without this shop addition.					
SECTION 6		TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.					
Signature of authorized representative 		Title Member		Date signed (month, day, year) 10-31-13	

EXHIBIT A

Exhibit A – 3310 W. Coliseum Blvd.

Tax ID: 02-07-21-377-002.000-073
*Meeks Commercial Addition Lot 8 & Lot 9 Ex R/W &
Lot 7 Ex Nly Pt & Vac Sts Adj*

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Vermeer of Indiana, Inc. is requesting the designation of an Economic Revitalization Area for real property improvements in the amount of \$500,000. Vermeer of Indiana, Inc. will construct a 4,800 square foot high bay addition to the shop of their current building to service their line of organic recycling grinders, compost turners, and trammel screens in Indiana.**

EFFECT OF PASSAGE: **Constructing the additional space will allow Vermeer of Indiana, Inc. to accommodate their complete line of organic recycling grinders, compost turners, and trammel screens since many of these machines are longer than their current Indiana shops. The high bay with an overhead crane will also allow them to service the machines here in Fort Wayne. Three full-time jobs and one part-time job will be created.**

EFFECT OF NON-PASSAGE: **Potential loss of development, three 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: December 4, 2013
RE: Request for designation by Vermeer of Indiana, Inc. as an ERA for real property improvements

BACKGROUND

PROJECT ADDRESS:	3310 W. Coliseum Blvd.	PROJECT LOCATED WITHIN:	N/A
PROJECT COST:	\$500,000	COUNCILMANIC DISTRICT:	3

COMPANY PRODUCT OR SERVICE:	Vermeer of Indiana specializes in the sale, repair, and service of Vermeer products in the tree care, landscape, wood waste, organic recycling, and underground utility construction industry.
PROJECT DESCRIPTION:	Vermeer of Indiana will construct an additional 4,800 square foot high bay shop with an overhead bridge crane.

CREATED

RETAINED

JOBS CREATED (FULL-TIME):	3	JOBS RETAINED (FULL-TIME):	6
JOBS CREATED (PART-TIME):	1	JOBS RETAINED (PART-TIME):	N/A
TOTAL NEW PAYROLL:	\$ 205,000	TOTAL RETAINED PAYROLL:	430,000
AVERAGE SALARY (FULL-TIME NEW):	\$ 60,000	AVERAGE SALARY (FULL-TIME RETAINED):	\$ 71,667

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 IN1; Limited Industrial

Yes ☒ No ☐ N/A ☐

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

Yes ☐ No ☐ N/A ☒

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

Yes ☐ No ☒ N/A ☐

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

Yes ☐ No ☒ N/A ☐

Project encourages preservation of an historically or architecturally significant structure?

Yes ☐ No ☒ N/A ☐

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

Yes ☒ No ☐ N/A ☐

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

Yes ☒ No ☐ N/A ☐

ERA designation induces employment opportunities for Fort Wayne area residents?
Explain: Three 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

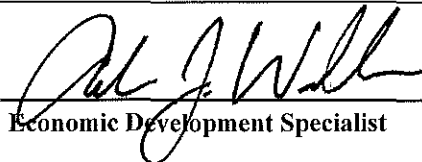
Per the policy of the City of Fort Wayne, the following guidelines apply to this project:

1. The period of deduction for real property is ten years.

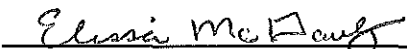
Under Fort Wayne Common Council's tax abatement policies and procedures, Vermeer of Indiana, Inc. is eligible for a ten year deduction on real property improvements. Attached is a spreadsheet that shows how the application scored under the review system. Also attached is an estimate of the taxes saved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

COMMENTS

Signed:


Economic Development Specialist

Reviewed:


Economic Development Specialist

COMMUNITY DEVELOPMENT DIVISION

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

Investment per employee (both jobs created and retained)

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

Estimated local income taxes generated from jobs retained

\$80,000 or more	5	
\$30,000 to \$79,999	4	
\$10,000 to \$29,999	3	
\$5,000 to \$9,999	2	
less than \$5,000	1	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	
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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	
10 to 24	2	
1 to 9	1	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	5

Total	73
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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%	

FORT WAYNE COMMUNITY DEVELOPMENT DIVISION

TAX ABATEMENT - ESTIMATE OF SAVINGS

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

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	\$500,000	\$500,000	\$500,000	100%	0%	\$500,000	\$0	0.031821	\$0	\$15,911
2	\$500,000	\$500,000	\$500,000	95%	5%	\$475,000	\$25,000	0.031821	\$796	\$15,115
3	\$500,000	\$500,000	\$500,000	80%	20%	\$400,000	\$100,000	0.031821	\$3,182	\$12,728
4	\$500,000	\$500,000	\$500,000	65%	35%	\$325,000	\$175,000	0.031821	\$5,569	\$10,342
5	\$500,000	\$500,000	\$500,000	50%	50%	\$250,000	\$250,000	0.031821	\$7,955	\$7,955
6	\$500,000	\$500,000	\$500,000	40%	60%	\$200,000	\$300,000	0.031821	\$9,546	\$6,364
7	\$500,000	\$500,000	\$500,000	30%	70%	\$150,000	\$350,000	0.031821	\$11,137	\$4,773
8	\$500,000	\$500,000	\$500,000	20%	80%	\$100,000	\$400,000	0.031821	\$12,728	\$3,182
9	\$500,000	\$500,000	\$500,000	10%	90%	\$50,000	\$450,000	0.031821	\$14,319	\$1,591
10	\$500,000	\$500,000	\$500,000	5%	95%	\$25,000	\$475,000	0.031821	\$15,115	\$796
11	\$500,000	\$500,000	\$500,000	0%	100%	\$0	\$500,000	0.031821	\$15,911	\$0
TOTAL TAX SAVED REAL PROPERTY (10 yrs on 10 yr deduction)										<u>\$78,757</u>
TOTAL TAX PAID REAL PROPERTY (10 yrs on 10 yr deduction)										<u>\$80,348</u>

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