

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 5211 Industrial Road, Fort Wayne, Indiana 46825 (Pyromation, Inc.)

WHEREAS, Petitioner has duly filed its petition dated January 9, 2014 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 5 full-time, permanent jobs for a total new, annual payroll of \$200,000, with the average new annual job salary being \$40,000 and retain 186 full-time, permanent jobs for a total current annual payroll of \$10,537,797, with the average current, annual job salary being \$56,655; and

WHEREAS, the total estimated project cost is \$1,000,000; 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;

1 **SECTION 3.** That, said designation of the hereinabove described property as an
2 "Economic Revitalization Area" shall apply to both a deduction of the assessed value of real
3 estate and personal property for information technology equipment.

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

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

- 13 .. If the proposed development does not occur, the approximate current year tax
14 rates for this site would be \$3.1821/\$100.
- 15 .. If the proposed development does occur and no deduction is granted, the
16 approximate current year tax rate for the site would be \$3.1821/\$100 (the
17 change would be negligible).
- 18 .. If the proposed development occurs and a deduction percentage of fifty percent
19 (50%) is assumed, the approximate current year tax rate for the site would be
20 \$3.1821/\$100 (the change would be negligible).
- 21 .. If the proposed new information technology equipment is not installed, the
22 approximate current year tax rates for this site would be \$3.1821/\$100.
- 23 .. If the proposed new information technology equipment is installed and no
24 deduction is granted, the approximate current year tax rate for the site would be
25 \$3.1821/\$100 (the change would be negligible).
- 26 .. If the proposed new information technology equipment is installed and a
27 deduction percentage of eighty percent (80%) is assumed, the approximate
28 current year tax rate for the site would be \$3.1821/\$100 (the change would be
29 negligible).

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

SECTION 7. That, pursuant to I.C. 6-1.1-12.1, it is hereby determined that the
deduction from the assessed value of the real property shall be for a period of seven years,
and the deduction from the assessed value of the new information technology equipment
shall be for a period of seven 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	85%
3	71%
4	57%
5	43%
6	29%
7	14%

SECTION 9. The deduction schedule from the assessed value of new information technology 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 10. That, the benefits described in the Petitioner's Statement of Benefits can be reasonably expected to result from the project and are sufficient to justify the applicable deductions.

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

SECTION 12. That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that has received a deduction under section 3 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 13. That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

Member of Council

APPROVED AS TO FORM AND LEGALITY

Carol Helton, City Attorney

JAN 09 2014 *gms*

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:

780,000 - 900,000

70,000 - 100,000

TOTAL OF ABOVE IMPROVEMENTS:

850,000 - 1,000,000

GENERAL INFORMATION

Real property taxpayer's name: Pyromation, IncPersonal property taxpayer's name: Pyromation, IncTelephone number: 260-484-2580Address listed on tax bill: 5211 Industrial Road, Fort Wayne, IN

Name of company to be designated, if applicable: _____

Year company was established: 1960

Address of property to be designated: _____

Real estate property identification number: 02-07-23-178-009,000-073Contact person name: Mark BeckmanContact person telephone number: 260-918-1516Contact person Email: mbeckman@Pyromation.comContact person address: 5211 Industrial Road

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Peter C. Wilson	Owner & President	5211 Industrial Road	260-484-2580
Mark A. Beckman	CEO	5211 Industrial Road	260-918-1516
Chad Price	Production Manager	✓	260-484-2580
Scott Farnham	Sales Manager	✓	✓
Eric Sawyer	Engineering Manager	✓	✓

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

NAME	PERCENTAGE
Peter C. Wilson Family	100%

- ☐ 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)? 334410
- Describe the nature of the company's business, product, and/or service:

Dollar amount of annual sales for the last three years:

Year	Annual Sales
2011	\$26.8 mil
2012	\$28.6 mil
2013	\$29.9 mil

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

Customer Name	City/State	Annual Gross Sales
FLX Performance	Columbus, OH	\$800K
Endress + Hauser	Greenwood, IN	720K
Schlemmer Associates	Cincinnati, OH	675K

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

Supplier Name	City/State	Annual Gross Purchases
Endress + Hauser	Greenwood, IN	\$1.143 mil
TE Wire + Cable	Chicago, ILL	692K
Proficient Machining	Mentor, OH	528K

List the company's top three competitors:

Competitor Name	City/State
Cleveland Electric Labs	Cleveland, OH
WKA	Houston, TX
Omega Engineering	Stamford, CT

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

Pyromation began operations in 1962 and is one of the leading producers of thermocouples, RTDs and thermowells in North America. An ISO 9001-registered firm and Lean manufacturing enterprise, Pyromation has an onsite NVLAP accredited Metrology Laboratory providing temperature calibrations traceable to NIST standards for sensors and instruments.

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

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

This existing structure is about 50yrs old and is outdated. Current facility is not viewed favorably when new customers or suppliers come thru.

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:

The current administrative building is 50yrs old. It is in need of repair. It is outdated and is not viewed positively with touring customers and suppliers.

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

This facility has a feeling right out of the 70's. Very old and outdated. It is also very boxed in and we will be removing walls to open up the floor plan.

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

Remove some walls, new drywall and paint on all other walls, new carpet, new ceiling, remodel of conference rooms, building a new metrology lab.

Projected construction start (month/year): January, 2014

Projected construction completion (month/year): May 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.) outside (1st fl)

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)

Information Technology wiring (CAT 5/6)

☐ 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): February 2014

Date last piece of equipment will be installed (month/year): September 2014

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

10.11 Depr over 3 yrs.

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

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Quality Technician			50,000
Product Compliance			35,500
Sales Engineer			35,000
Application Specialist			50,000
CI Team Member			31,000

PUBLIC BENEFIT INFORMATION

Current Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
NA			

Retained Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
NA			

Additional Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
NA			

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

- ☒ Pension Plan (401k)
 ☒ Major Medical Plan
 ☒ Disability Insurance
☒ Tuition Reimbursement
 ☒ Life Insurance
 ☒ Dental Insurance

List any benefits not mentioned above: *Plant wide bonus and profit sharing plan.*

When will you reach the levels of employment shown above? (month/year): *By 12/31/2014*

00-0000	All Occupations	total
11-0000	Management Occupations	major
11-1011	Chief Executives	detail
11-1021	General and Operations Managers	detail
11-2021	Marketing Managers	detail
11-2022	Sales Managers	detail
11-3011	Administrative Services Managers	detail
11-3021	Computer and Information Systems Managers	detail
11-3031	Financial Managers	detail
11-3051	Industrial Production Managers	detail
11-3061	Purchasing Managers	detail
11-3071	Transportation, Storage, and Distribution Managers	detail
11-3121	Human Resources Managers	detail
11-3131	Training and Development Managers	detail
11-9021	Construction Managers	detail
11-9041	Architectural and Engineering Managers	detail
11-9199	Managers, All Other	detail
13-0000	Business and Financial Operations Occupations	major
13-1022	Wholesale and Retail Buyers, Except Farm Products	detail
13-1023	Purchasing Agents, Except Wholesale, Retail, and Farm Products	detail
13-1041	Compliance Officers	detail
13-1051	Cost Estimators	detail
13-1071	Human Resources Specialists	detail
13-1081	Logisticians	detail
13-1111	Management Analysts	detail
13-1141	Compensation, Benefits, and Job Analysis Specialists	detail
13-1161	Market Research Analysts and Marketing Specialists	detail
13-2011	Accountants and Auditors	detail
13-2099	Financial Specialists, All Other	detail
15-0000	Computer and Mathematical Occupations	major
15-1121	Computer Systems Analysts	detail
15-1122	Information Security Analysts	detail
15-1131	Computer Programmers	detail
15-1132	Software Developers, Applications	detail
15-1133	Software Developers, Systems Software	detail
15-1134	Web Developers	detail
15-1141	Database Administrators	detail
15-1142	Network and Computer Systems Administrators	detail
15-1143	Computer Network Architects	detail
15-1151	Computer User Support Specialists	detail
15-1152	Computer Network Support Specialists	detail
15-1199	Computer Occupations, All Other	detail
15-2011	Actuaries	detail
15-2031	Operations Research Analysts	detail
15-2041	Statisticians	detail
17-0000	Architecture and Engineering Occupations	major
17-2051	Civil Engineers	detail
17-2061	Computer Hardware Engineers	detail
17-2071	Electrical Engineers	detail
17-2072	Electronics Engineers, Except Computer	detail
17-2112	Industrial Engineers	detail
17-2131	Materials Engineers	detail
17-2141	Mechanical Engineers	detail
17-2199	Engineers, All Other	detail
17-3011	Architectural and Civil Drafters	detail
17-3013	Mechanical Drafters	detail
17-3023	Electrical and Electronics Engineering Technicians	detail
17-3026	Industrial Engineering Technicians	detail
17-3027	Mechanical Engineering Technicians	detail
37-0000	Building and Grounds Cleaning and Maintenance Occupations	major
37-1011	First-Line Supervisors of Housekeeping and Janitorial Workers	detail
37-1012	First-Line Supervisors of Landscaping, Lawn Service, and Groundskeeping Workers	detail
37-2011	Janitors and Cleaners, Except Maids and Housekeeping Cleaners	detail
37-2012	Maids and Housekeeping Cleaners	detail
37-2021	Pest Control Workers	detail
37-3011	Landscaping and Groundskeeping Workers	detail
41-0000	Sales and Related Occupations	major
41-1012	First-Line Supervisors of Non-Retail Sales Workers	detail
41-4011	Sales Representatives, Wholesale and Manufacturing, Technical and Scientific Products	detail
41-4012	Sales Representatives, Wholesale and Manufacturing, Except Technical and Scientific Products	detail
41-9031	Sales Engineers	detail
41-9099	Sales and Related Workers, All Other	detail
43-0000	Office and Administrative Support Occupations	major
43-1011	First-Line Supervisors of Office and Administrative Support Workers	detail
43-2011	Switchboard Operators, Including Answering Service	detail
43-3011	Bill and Account Collectors	detail
43-3021	Billing and Posting Clerks	detail
43-3031	Bookkeeping, Accounting, and Auditing Clerks	detail
43-3051	Payroll and Timekeeping Clerks	detail
43-3061	Procurement Clerks	detail
43-4041	Credit Authorizers, Checkers, and Clerks	detail
43-4051	Customer Service Representatives	detail

43-4071	File Clerks	detail
43-4151	Order Clerks	detail
43-4161	2 Human Resources Assistants, Except Payroll and Timekeeping	detail
43-4171	Receptionists and Information Clerks	detail
43-4199	Information and Record Clerks, All Other	detail
43-5011	Cargo and Freight Agents	detail
43-5061	3 Production, Planning, and Expediting Clerks	detail
43-5071	5 Shipping, Receiving, and Traffic Clerks	★ detail
43-5081	Stock Clerks and Order Fillers	detail
43-6011	2 Executive Secretaries and Executive Administrative Assistants	detail
43-9011	Computer Operators	detail
43-9021	Data Entry Keyers	detail
43-9022	Word Processors and Typists	detail
43-9061	Office Clerks, General	detail
43-9071	Office Machine Operators, Except Computer	detail
43-9199	Office and Administrative Support Workers, All Other	detail
49-0000	Installation, Maintenance, and Repair Occupations	major
49-1011	First-Line Supervisors of Mechanics, Installers, and Repairers	detail
49-2022	Telecommunications Equipment Installers and Repairers, Except Line Installers	detail
49-2094	Electrical and Electronics Repairers, Commercial and Industrial Equipment	detail
49-9041	Industrial Machinery Mechanics	detail
49-9043	Maintenance Workers, Machinery	detail
49-9044	Millwrights	detail
49-9051	Electrical Power-Line Installers and Repairers	detail
49-9052	Telecommunications Line Installers and Repairers	detail
49-9071	Maintenance and Repair Workers, General	detail
49-9099	6 Installation, Maintenance, and Repair Workers, All Other	detail
51-0000	Production Occupations	major
51-1011	6 First-Line Supervisors of Production and Operating Workers	detail
51-2022	Electrical and Electronic Equipment Assemblers	detail
51-2023	Electromechanical Equipment Assemblers	detail
51-2041	Structural Metal Fabricators and Fitters	detail
51-2092	67 Team Assemblers	detail
51-4011	19 Computer-Controlled Machine Tool Operators, Metal and Plastic	detail
51-4012	5 Computer Numerically Controlled Machine Tool Programmers, Metal and Plastic	detail
51-4021	Extruding and Drawing Machine Setters, Operators, and Tenders, Metal and Plastic	detail
51-4023	Rolling Machine Setters, Operators, and Tenders, Metal and Plastic	detail
51-4031	Cutting, Punching, and Press Machine Setters, Operators, and Tenders, Metal and Plastic	detail
51-4032	Drilling and Boring Machine Tool Setters, Operators, and Tenders, Metal and Plastic	detail
51-4033	Grinding, Lapping, Polishing, and Buffing Machine Tool Setters, Operators, and Tenders, Metal and	detail
51-4034	Lathe and Turning Machine Tool Setters, Operators, and Tenders, Metal and Plastic	detail
51-4035	Milling and Planing Machine Setters, Operators, and Tenders, Metal and Plastic	detail
51-4041	3 Machinists	detail
51-4062	Patternmakers, Metal and Plastic	detail
51-4072	Molding, Coremaking, and Casting Machine Setters, Operators, and Tenders, Metal and Plastic	detail
51-4081	Multiple Machine Tool Setters, Operators, and Tenders, Metal and Plastic	detail
51-4111	Tool and Die Makers	detail
51-4121	Welders, Cutters, Solderers, and Brazers	detail
51-4122	Welding, Soldering, and Brazing Machine Setters, Operators, and Tenders	detail
51-4193	Plating and Coating Machine Setters, Operators, and Tenders, Metal and Plastic	detail
51-4194	Tool Grinders, Filers, and Sharpeners	detail
51-9021	Crushing, Grinding, and Polishing Machine Setters, Operators, and Tenders	detail
51-9022	Grinding and Polishing Workers, Hand	detail
51-9023	Mixing and Blending Machine Setters, Operators, and Tenders	detail
51-9032	Cutting and Slicing Machine Setters, Operators, and Tenders	detail
51-9041	Extruding, Forming, Pressing, and Compacting Machine Setters, Operators, and Tenders	detail
51-9051	Furnace, Kiln, Oven, Drier, and Kettle Operators and Tenders	detail
51-9061	4 Inspectors, Testers, Sorters, Samplers, and Weighers	detail
51-9111	Packaging and Filling Machine Operators and Tenders	detail
51-9198	6 Helpers--Production Workers	detail
53-0000	Transportation and Material Moving Occupations	major
53-1021	First-Line Supervisors of Helpers, Laborers, and Material Movers, Hand	detail
53-1031	First-Line Supervisors of Transportation and Material-Moving Machine and Vehicle Operators	detail

260000		\$ 42,297.20
300000		\$ 47,883.74
300000		\$ 37,038.15
310000		\$ 15,029.01
310000		\$ 6,120.19
500000		\$ 56,001.71
500000		\$ 36,725.84
500000		\$ 40,308.73
500000		\$ 58,756.44
500000		\$ 46,267.27
500000		\$ 32,134.75
500000		\$ 21,512.72
500000		\$ 42,731.03
500000		\$ 45,328.43
500001		\$ 12,727.65
500001		\$ 33,873.27
500001		\$ 36,179.76
500001		\$ 2,890.36
500001		\$ 35,190.81
550000		\$ 34,204.87
550000		\$ 14,898.09
550000		\$ 8,833.94
550000		\$ 212.00
550000		\$ 35,544.40
550000		\$ 26,296.59
550000		\$ 36,292.92
550000		\$ 10,725.68
550000		\$ 34,306.96
550000		\$ 12,316.29
550000		\$ 4,264.73
550000		\$ 38,322.59
550000		\$ 37,537.22
550000		\$ 31,866.68
550000		\$ 36,386.18
550001		\$ 6,529.71
550001		\$ 14,592.67
550001		\$ 30,886.00
550001		\$ 17,420.60
550001		\$ 27,396.48
550001		\$ 31,109.35
550001		\$ 6,745.46
550001		\$ 33,581.01
800000		\$ 24,884.79
800000		\$ 36,557.76
800000		\$ 28,788.53
800000		\$ 24,257.42
800000		\$ 7,481.31
800000		\$ 2,957.22
800000		\$ 33,006.19
800000		\$ 30,452.93
800000		\$ 15,173.93
800000		\$ 38,646.60
800000		\$ 34,620.84
800000		\$ 33,386.71
800000		\$ 39,401.03
800000		\$ 18,207.37
800000		\$ 6,969.09
800000		\$ 21,387.19
800000		\$ 35,069.94
800000		\$ 32,799.45
800000		\$ 32,695.04
800000		\$ 34,864.43
800000		\$ 47,131.19
800000		\$ 34,627.53
800000		\$ 33,967.12
800000		\$ 7,281.64
800001		\$ 30,310.36
800001		\$ 35,831.20
800001		\$ 32,394.37
800001		\$ 30,581.02
800001		\$ 18,916.39
800001		\$ 18,907.76
800001		\$ 33,053.36
800001		\$ 48,381.21
885200		\$ 41,914.96
885200		\$ 4,442.75
885500		\$ 53,925.73
885500		\$ 84,016.39

2013

W-Z Earnings

885500		\$ 80,184.50
885500		\$ 77,356.18
885500		\$ 50,592.19
885500		\$ 159,412.79
885500		\$ 69,662.04
885600		\$ 53,810.48
885600		\$ 60,444.09
885600		\$ 44,143.47
885700		\$ 4,776.22
885700		\$ 52,144.98
885700		\$ 40,717.78
885700		\$ 27,905.78
885700		\$ 82,240.63
885700		\$ 43,941.10
885700		\$ 10,226.56
886000		\$ 1,800,504.69
886100		\$ 20,693.56
886100		\$ 88,310.13
886100		\$ 77,903.40
886100		\$ 209,136.42
886100		\$ 78,335.14
886100		\$ 18,842.31
886100		\$ 98,438.36
886100		\$ 96,125.43
886100		\$ 84,302.38
886100		\$ 75,560.45
886100		\$ 83,485.32
886100		\$ 21,227.27
886100		\$ 79,043.17
886100		\$ 96,723.30
886100		\$ 11,144.25
886100		\$ 18,205.37
886100		\$ 72,263.74
886200		\$ 36,934.24
886200		\$ 203,335.06
886200		\$ 156,464.42
886200		\$ 42,257.70
886200		\$ 43,007.17
886200		\$ 77,140.75
886200		\$ 30,689.50
886200		\$ 43,854.41
886200		\$ 29,930.76
886300		\$ 38,271.44
886300		\$ 36,708.84
886300		\$ 42,453.63
886300		\$ 38,491.23
886300		\$ 40,024.15
886300		\$ 40,344.13
886400		\$ 37,519.13
886400		\$ 39,716.99
886400		\$ 29,599.27
886400		\$ 2,879.14
886400		\$ 1,084.50
886400		\$ 18,848.18
886400		\$ 1,018.40
886401		\$ 5,149.62
886401		\$ 6,049.53
886401		\$ 10,546.34
886401		\$ 10,029.23
886401		\$ 773.20
886401		\$ 14,794.92
886401		\$ 9,186.13
886500		\$ 165,127.18
886500		\$ 35,320.62
886501		\$ 5,186.31
886501		\$ 38,245.29
886700		\$ 45,106.24
886700		\$ 55,329.89
886700		\$ 91,436.32
886700		\$ 4,344.16
886700		\$ 170,578.66
886700		\$ 61,670.56
886700		\$ 52,926.77
886700		\$ 52,777.30
887000		\$ 15,809.18
887000		\$ 44,337.86
887000		\$ 54,620.49
887000		\$ 4,258.13

887000		\$ 17,516.10
887000		\$ 195,022.43
887000		\$ 53,704.35
887000		\$ 65,503.41
887000		\$ 10,269.89
887000		\$ 49,194.60
887000		\$ 22,824.85
887000		\$ 43,008.15
887000		\$ 53,684.44
887001		\$ 27,815.90
887100		\$ 52,270.36
887100		\$ 48,627.51
887100		\$ 22,129.62
887100		\$ 38,088.19
887100		\$ 56,480.84
887100		\$ 62,895.66
887100		\$ 60,564.79
887100		\$ 18,701.62
887100		\$ 42,940.69
887100		\$ 8,564.40
887100		\$ 47,292.86
887100		\$ 47,022.29
887101		\$ 17,855.32
900000		\$ 7,815.52
900000		\$ 19,840.41
900000		\$ 37,113.60
900000		\$ 30,171.82
900000		\$ 37,056.90
900000		\$ 26,745.46
900000		\$ 33,978.37
900000		\$ 32,017.19
900000		\$ 3,781.56
900000		\$ 39,661.82
900000		\$ 37,242.44
900000		\$ 14,346.84
900000		\$ 25,437.73
900000		\$ 9,934.26
900000		\$ 34,049.80
900000		\$ 34,194.95
900000		\$ 2,008.40
900000		\$ 35,870.38
900000		\$ 35,430.46
900000		\$ 28,795.58
900000		\$ 32,883.40
900000		\$ 48,165.75
900000		\$ 28,989.91
900000		\$ 27,561.57
900000		\$ 34,540.58
900000		\$ 30,492.33
900000		\$ 15,008.84
900000		\$ 33,332.63
900000		\$ 25,256.07
900000		\$ 38,570.20
900000		\$ 3,385.51
900000		\$ 35,416.65
900000		\$ 33,454.99
900000		\$ 36,975.37
900000		\$ 38,303.96
900000		\$ 34,775.62
900000		\$ 36,918.98
900000		\$ 34,999.15
900000		\$ 39,310.54
900000		\$ 8,182.03
900000		\$ 34,661.71
900001		\$ 32,353.72
900001		\$ 23,757.89
900001		\$ 9,301.10
900001		\$ 7,866.51
900001		\$ 10,435.68
900001		\$ 1,856.82
900001		\$ 25,332.55
900001		\$ 27,292.19
900001		\$ 2,873.32
900001		\$ 4,681.71
900001		\$ 10,627.90
900001		\$ 4,223.41
		\$ 10,537,797.03

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.

Mark A. Beckman - Pyromation, CEO
Signature of Taxpayer/Owner

Mark A. Beckman - CEO
Printed Name and Title of Applicant

Jan 9, 2014
Date



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R4/12-13)

Prescribed by the Department of Local Government Finance

CITY OF FT WAYNE

JAN 09 2014

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):

- ☐ Re development or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
☐ Re residentially distressed area (IC 6-1.1-12.1-4.1)

COMMUNITY DEVL

INSTRUCTIONS:

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987, and areas designated after July 1, 1987, require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
- Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, **BEFORE** a deduction may be approved.
- To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. If the property owner misses the May 10 deadline in the initial year of occupation, he can apply between March 1 and May 10 of a subsequent year.
- Property owners whose Statement of Benefits was approved after June 30, 1991, must attach a Form CF-1/Real Property annually to the application to show compliance with the Statement of Benefits. [IC 6-1.1-12.1-5.1(b) and IC 6-1.1-12.1-5.3(j)].
- The schedules established under IC 6-1.1-12.1-4(d) for rehabilitated property apply to any economic revitalization areas designated after June 30, 2000, unless an alternative deduction schedule is adopted by the designating body (IC 6-1.1-12.1-17). The schedules effective prior to July 1, 2000, shall continue to apply to economic revitalization areas designated before July 1, 2000.

SECTION 1		TAXPAYER INFORMATION			
Name of taxpayer Pyromation, Inc					
Address of taxpayer (number and street, city, state, and ZIP code) 5211 Industrial Road, Fort Wayne, IN 46825					
Name of contact person Mark A. Beckman		Telephone number (260) 918-1516		E-mail address mbeckman@Pyromation.com	
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT			
Name of designating body Fort Wayne Common Council		Resolution number			
Location of property Same		County Allen		DLGF taxing district number 073	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Complete administrative area remodel including new carpet, new ceiling, new drywall, windows, bathrooms. Building new metrology/calibration lab.				Estimated start date (month, day, year) Jan 10, 2014	
				Estimated completion date (month, day, year) Sept 30, 2014	
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number 186	Salaries 10537.797	Number retained 186	Salaries 10537.797	Number additional 5-10	Salaries 200,000 - 350,000
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
		REAL ESTATE IMPROVEMENTS			
		COST		ASSESSED VALUE	
Current values		2,611,883		983,000	
Plus estimated values of proposed project		400,000			
Less values of any property being replaced					
Net estimated values upon completion of project		3,511,883		983,000	
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
Estimated solid waste converted (pounds)		Estimated hazardous waste converted (pounds)			
Other benefits					
SECTION 6 TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true.					
Signature of authorized representative Mark A. Beckman		Title CFO		Date signed (month, day, year) Jan 9, 2014	

State Form 51764 (R3 / 12-13)

Prescribed by the Department of Local Government Finance

1944 09 29

FORM SB-1 / PP

PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12, 1-5.1.

COMMUNITY DEVL.

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.
2. The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the installation of qualifying abatable equipment for which the person desires to claim a deduction.
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 or with the county assessor if there is no township assessor for the township. 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, must submit Form CF-1/PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
5. For a Form SB-1/PP that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/PP that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. (IC 6-1.1-12.1-17)

SECTION 1		TAXPAYER INFORMATION						
Name of taxpayer Pyromation Inc		Name of contact person Mark A. Beckman						
Address of taxpayer (number and street, city, state, and ZIP code) 5211 Industrial Road Fort Wayne, IN 46825		Telephone number (260) 918-1516						
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT						
Name of designating body Fort Wayne Common Council		Resolution number (s)						
Location of property Same		County Allen		DLGF taxing district number 073				
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.) Information Technology wiring (CAT5/6)		ESTIMATED						
		START DATE		COMPLETION DATE				
		Manufacturing Equipment						
		R & D Equipment						
		Logist Dist Equipment						
		IT Equipment		Feb 2014	Sept 2014			
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT						
Current number 186	Salaries 10,537,797	Number retained 186	Salaries 10,537,797	Number additional 5-10	Salaries 200,000-350,000			
SECTION 4		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT						
NOTE: Pursuant to IC 6-1.1-12.1-6.1 (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							155,000	
Plus estimated values of proposed project							100,000	
Less values of any property being replaced								
Net estimated values upon completion of project							255,000	
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER						
Estimated solid waste converted (pounds) _____		Estimated hazardous waste converted (pounds) _____						
Other benefits:								
SECTION 6		TAXPAYER CERTIFICATION						
I hereby certify that the representations in this statement are true.								
Signature of authorized representative Mark A. Beckman				Date signed (month, day, year) Jan 9, 2014				
Printed name of authorized representative Mark A. Beckman				Title CFO				

EXHIBIT A

LEGAL DESCRIPTION

E330 OF W573 OF N132 OF S 764 FT E1/ NW1/4 SECTION 23

EXHIBIT A

C. David Coll, P.E., L.S. #1041
Kerry D. Dickmeyer, L.S. #50243
John L. Updike, L.S. #50494

Office: 219-749-0125
Fax: 219-749-0921

1 of 3
Survey No. 95426

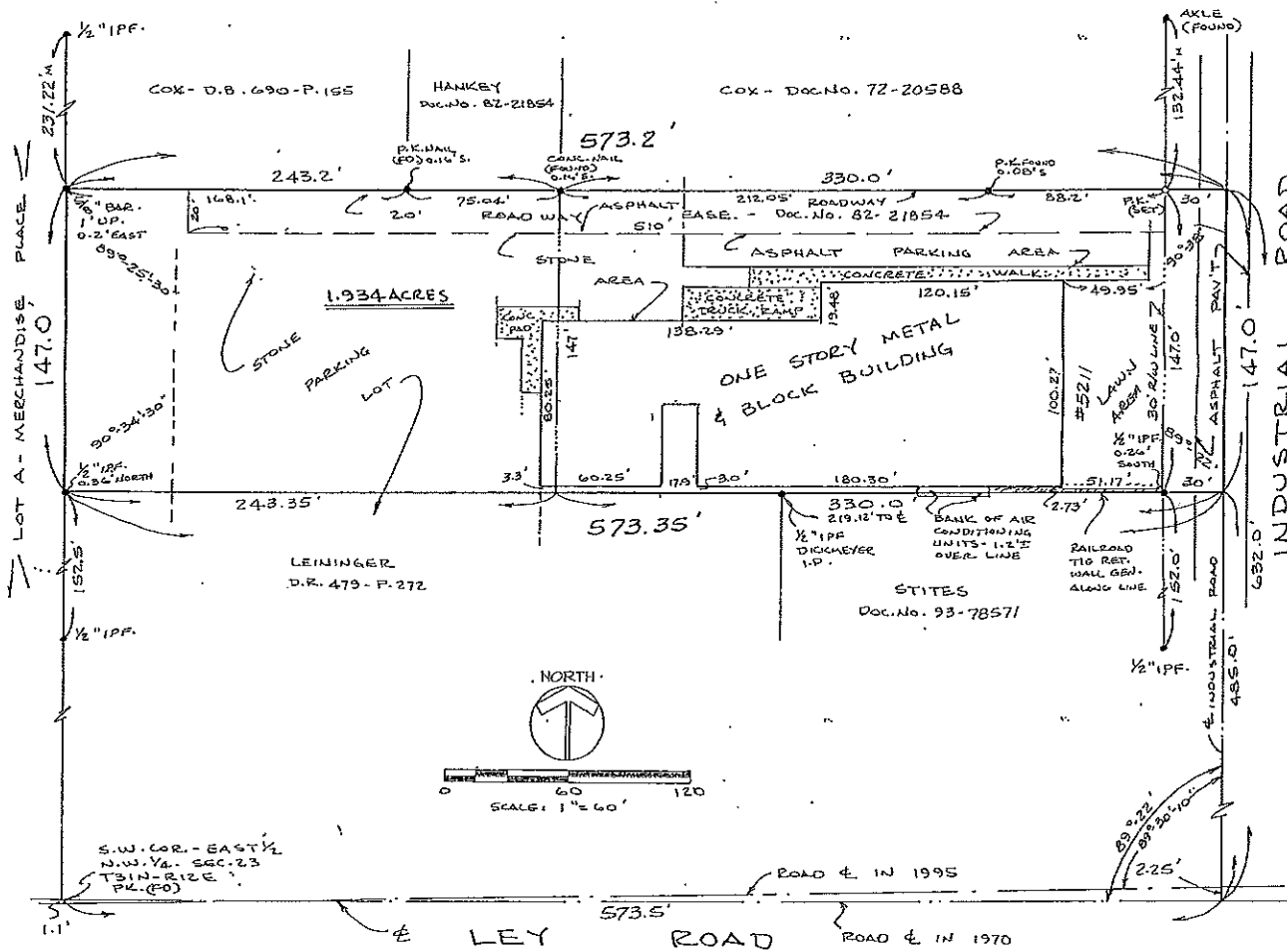
SURVEY PLAT

This document is a re-survey of land and real estate located in WASHINGTON TOWNSHIP, ALLEN COUNTY, Indiana, made in accordance with the records on file in the Office of Recorder of said county.

SEE ATTACHED SHEET FOR DESCRIPTION

FLOOD PLAIN NOTE: N.F.I.P. Flood Insurance Rate Map # 18003C0145 D, Panel # 145 of 475, effective September 28, 1990, shows the above described property in a Zone X (areas determined to be outside 500 year flood plain) designation as determined by approximate scale only, no elevations taken or established.

NOTE: THIS PARCEL IS ZONEO M-2.



Valid only with original hand and seal.

Field work completed 8/8/95

For: LEWILCO

I.P.F. - Iron Pin Found at grade
I.P.S. - 5/8" Ø Re-bar, 24" long, set at grade, with cap stamped C&D FIRM NO. 0026
P.F. - Pipe Found
P.K. - P.K. nail
D - Dead
M - Measured
P - Platted
Monuments found have no documented history, except as noted.

I hereby certify that this survey was completed under my direct supervision and to the best of my knowledge and belief was executed according to the survey requirements set forth in OGS IAC 1-12.
Date: August 21, 1995

EXHIBIT A

CO

C. David Coll, P.E. #60006943
Kerry D. Dickmeyer, L.S. #S0243
John L. Updike, L.S. #S0494

Civil Engineers - Land Surveyors - Planners
6044 East State Boulevard
Fort Wayne, Indiana 46815-7639
Office: 219-749-0125

Sheet 2 of 3
Survey No. S. 95426

SURVEY PLAT

This document is a re-survey of land and real estate located in Allen County, Indiana, made in accordance with the records on file in the Office of the Recorder of said county.

RECORD DESCRIPTION PER WARRANTY DEED BOOK 734, PAGE 482

Commencing at the Southwest corner of the East 1/2 of the Northwest Quarter of Section 23, Township 31 North, Range 12 East, Allen County, Indiana; thence East along the centerline of LEY ROAD a distance of 573.5 feet to the centerline of Industrial Road; thence North along the centerline of Industrial Road a distance of 485.0 feet to the point of beginning.

Beginning at the above described point; thence West parallel to the centerline of Ley Road a distance of 330.0 feet; thence North parallel to the centerline of Industrial Road a distance of 147.0 feet; thence East parallel to the centerline of Ley Road a distance of 330.0 feet to the centerline of Industrial Road; thence South along the centerline of Industrial Road a distance of 147.0 feet to the point of beginning. Parcel contains 1.11 acres, more or less, and is subject to a private road over the East 30.0 feet of the parcel and subject also to a private road easement over the North 20.0 feet, excepting the East 30.0 feet thereof, for purposes of egress and ingress by the owners of the tract immediately adjoining the above described real estate on the west and of the tract immediately adjoining on the north such tract on the west

TOGETHER WITH:

RECORD DESCRIPTION WARRANTY DEED # 70-14020

Commencing at the Southwest corner of the East 1/2 of the Northwest 1/4 of Section 23, Township 31 North, Range 12 East, Allen County, Indiana; thence East along the centerline of Ley Road a distance of 573.5 feet to the centerline of Industrial Road; thence North along the centerline of Industrial Road a distance of 632.0 feet; thence West parallel to the centerline of Ley Road a distance of 330.0 feet to the point of beginning.

Beginning at the above described point; thence continuing West parallel to the centerline of Ley Road a distance of 243.2 feet; thence South along the West line of the East 1/2 of the Northwest 1/4 of Section 23 a distance of 147.0 feet; thence East parallel to the centerline of Ley Road a distance of 243.35 feet; thence North parallel to the centerline of Industrial Road a distance of 147.0 feet to the point of beginning, containing 0.82 acres, more or less.

FLOOD PLAIN NOTE: N.F.I.P. Flood Insurance Rate Map # 18003C0170 D, Panel # 170 of 475, effective September 28, 1990, shows the above described property in a Zone X (areas determined to be outside 500 year flood zone) designation, as determined by approximate scale only, no elevations taken or established.

EXHIBIT A

C. David Coil, P.E. #60006943
Kerry D. Dickmeyer, L.S. #S0243
John L. Updike, L.S. #S0494

Civil Engineers - Land Surveyors - Planners
6044 East State Boulevard
Fort Wayne, Indiana 46815-7639
Office: 219-749-0125

Sheet 3 of 3

Survey No. S. 95426

Date: August 21, 1995

SURVEYOR'S REPORT

IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12, SECTION 1 THROUGH 19 OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS A RESULT OF:

- A.) AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS
- B.) OCCUPATION OR POSSESSION LINE
- C.) CLARITY OF RECORD DESCRIPTIONS
- D.) THEORETICAL UNCERTAINTY OF MEASUREMENTS

THE THEORETICAL UNCERTAINTY (DUE TO RANDOM ERRORS IN MEASUREMENT) OF THE CORNERS OF THE SUBJECT TRACT ESTABLISHED THIS SURVEY IS WITHIN THE SPECIFICATIONS FOR A CLASS C SURVEY (0.50 FEET) AS DEFINED IN IAC 865.

1.934 acres, Northwest One-quarter of Section 23, Township 31 North, Range 12 East

This survey was completed without the benefit of a title commitment or abstract of title. A complete title search may reveal facts that may change portions of this survey. This is a survey of the two parcels described in Deed Book 734, page 482 and in Doc. No. 70-14020 with title vested in Lewilco, Inc.

This area has been extensively surveyed by this firm. Numerous iron pins set for these surveys were found. A 5/8" bar was found 0.2 feet east of the northwest corner of the parcel. A 1/2" iron pin was found 0.36 feet north of the southwest corner of the parcel. These were both apparently disturbed by utility installation in the area. A 1/2" diameter iron pin was found 0.26 feet south of the south line at the 30 foot right-of-way line. This iron pin was apparently displaced by the railroad tie retaining wall next to it. P.K. nails were found marking parcel corners on the north line. These nails fell within 0.2 feet of the measured line. A 1/2" diameter iron pin with a Dickmeyer I.D. cap was found along the south line, 219.12 feet west of the road centerline. These found monuments were traversed and the results shown. Their locations are within 0.4 feet of deed dimensions, therefore, it is my opinion that the uncertainty associated with these corners is 0.4 feet.

All of the deeds in this area use the same point of commencement and use the same distances on common lines. Therefore, it is my opinion that there are no title discrepancies. These descriptions are all tied to the centerline of Ley Road as it existed in 1970. The current physical centerline of Ley Road differs from the 1970 alignment by up to 2.25 feet. This ambiguity in deed centerlines gives an uncertainty of up to 2.25 feet.

An asphalt roadway falls within the 20 foot roadway easement along the north line. A bank of air conditioning units, hanging from a portion of the south building wall, extends approximately 1.2 feet over the south line. A railroad tie retaining wall meanders along a portion of the south line. There is no other visible evidence of possession along the boundary lines. Industrial Road occupies the east line of the parcel.

TO:

COMPANY:

FAX #: 482-6805

FAX # 219

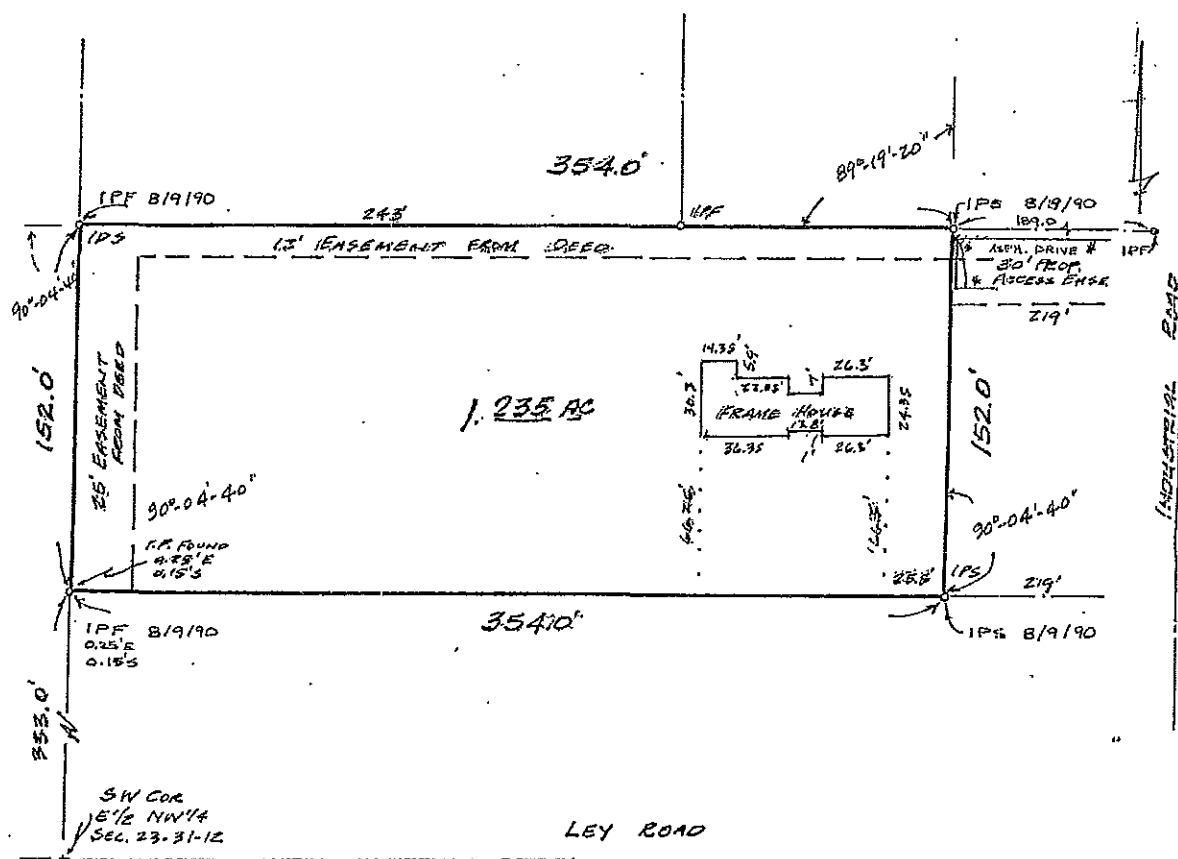
EXHIBIT A

Road Survey

F. 112

6044 East State Blvd.
Port Wayne, Indiana 46815

Survey No. S-871438.....



COIL & DICKMEYER, INC.

Civil Engineers - Land Surveyors - Planners

C. David Coil, P.E., L.S. #10498
Kerry D. Dickmeyer, L.S. #S0243
John L. Updike, L.S. #S0494

EXHIBIT ASheet 2 of 2Survey No. S 871438Date August 10, 1990**SURVEYOR'S REPORT**

IN ACCORDANCE WITH TITLE 864, ARTICLE 1.1, CHAPTER 13, SECTION 1 THROUGH 34 OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY AS A RESULT OF:

- A.) RANDOM ERRORS IN MEASUREMENT (THEORETICAL UNCERTAINTY);
- B.) VARIANCES IN THE REFERENCE MONUMENTS;
- C.) DISCREPANCIES IN RECORD DESCRIPTIONS AND PLATS;
- D.) INCONSISTENCIES IN LINES OF OCCUPATION.

THE THEORETICAL UNCERTAINTY (DUE TO RANDOM ERRORS IN MEASUREMENT) OF THE CORNERS OF THE SUBJECT TRACT ESTABLISHED THIS SURVEY IS WITHIN THE SPECIFICATIONS FOR A CLASS B SURVEY (0.25 FEET) AS DEFINED IN IAC 864.

1.235 acres± in Section 23, Township 31 North, Range 12 East

This was a resurvey of a tract of land previously surveyed by this Land Surveyor on December 16, 1987. At the time of the original survey, this parcel was subdivided from the parcel now lying to the East. The iron pins found on the parent tract were checked to the adjoiners parcels and no discrepancies were found. The iron pins that were set marking the East property line were destroyed during construction and had to be reset at the time of this survey. These corners were set by using the iron pins along the North line of this tract, the North adjoiner, the parent tract to the East angle, and the distance was verified. The easements noted were found on the Warranty Deed of the parent tract.

AS A RESULT OF THE ABOVE OBSERVATIONS, IT IS MY OPINION THAT THE UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED ON THIS SURVEY ARE AS FOLLOWS:

DUE TO VARIANCES IN REFERENCE MONUMENTS: none apparent
DUE TO DISCREPANCIES IN THE RECORD DESCRIPTION: none apparent
DUE TO INCONSISTENCIES IN LINES OF OCCUPATION: none apparent

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Pyromation, Inc. is requesting the designation of an Economic Revitalization Area for both real and personal property improvements in the amount of \$1,000,000. In order to expand, Pyromation, Inc. will remodel their offices by installing a new ceiling, drywall, and carpet. The conference rooms will also be remodeled, and all of the walls will receive new paint. Finally, a new metrology lab will be constructed.**

EFFECT OF PASSAGE: **Remodeling the office space and constructing the new metrology lab will allow Pyromation, Inc. to provide a favorable first impression to new customers and suppliers when they visit. Five full-time jobs will be created and 186 full-time jobs will be retained.**

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

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

ASSIGNED TO COMMITTEE (PRESIDENT): **Russ Jehl and John Crawford**

MEMORANDUM



TO: City Council
FROM: Adam Welch, Economic Development Specialist
DATE: January 13, 2014
RE: Request for designation by Pyromation, Inc. as an ERA for real and personal property improvements

BACKGROUND

PROJECT ADDRESS:	5211 Industrial Road	PROJECT LOCATED WITHIN:	N/A
PROJECT COST:	\$ 1,000,000	COUNCILMANIC DISTRICT:	3

COMPANY PRODUCT OR SERVICE:	Pyromation, Inc. is a manufacturer of temperature sensors for industrial process applications in the food, dairy, pharmaceutical, heat treating, petroleum, and chemical processing industries.
PROJECT DESCRIPTION:	Pyromation, Inc. will remodel their offices by installing a new ceiling, drywall, and carpet. The conference rooms will also be remodeled, and all of the walls will receive new paint. Finally, a new metrology lab will be constructed.

CREATED

RETAINED

JOBS CREATED (FULL-TIME):	5	JOBS RETAINED (FULL-TIME):	186
JOBS CREATED (PART-TIME):	N/A	JOBS RETAINED (PART-TIME):	N/A
TOTAL NEW PAYROLL:	\$200,000	TOTAL RETAINED PAYROLL:	\$10,537,797
AVERAGE SALARY (FULL-TIME NEW):	\$40,000	AVERAGE SALARY (FULL-TIME RETAINED):	\$56,655

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; a general industrial zoning classification. Use of property is consistent with the land use policies of the City of Fort Wayne.

Yes ☒ No ☐ N/A ☐

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

Yes ☒ No ☐ N/A ☐

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

Yes ☐ No ☒ N/A ☐

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

Yes ☐ No ☒ N/A ☐

Project encourages preservation of an historically or architecturally significant structure?

Yes ☐ No ☒ N/A ☐

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

Yes ☐ No ☒ N/A ☐

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

Yes ☒ No ☐ N/A ☐

ERA designation induces employment opportunities for Fort Wayne area residents?

Yes ☒ No ☐ N/A ☐

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

POLICY

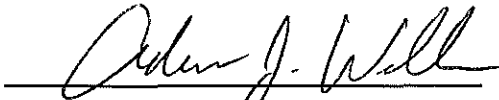
Per the policy of the City of Fort Wayne, the following guidelines apply to this project:

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

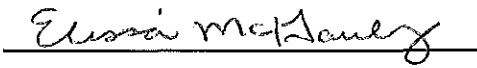
Under Fort Wayne Common Council's tax phase-in policies and procedures, Pyromation, Inc. is eligible for seven year deductions on real and personal property improvements. Attached is a spreadsheet that shows how the application scored under the review system. Also attached is an estimate of the taxes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

COMMENTS

Signed:


Economic Development Specialist

Reviewed:


Economic Development Specialist

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	
\$1,250 to \$6,249	4	
less than \$1,250	2	2

Estimated local income taxes generated from jobs retained

\$80,000 or more	5	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	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	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	2

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	
\$30,000 to \$34,999	8	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	60
--------------	-----------

Length of Abatement

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

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

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

Real Property Abatements

Tax Abatement Review System

	Points Possible	Points Awarded
INVESTMENT (30 points possible)		
Total new investment in real property (new structures and/or rehabilitation)		
Over \$1,000,000	10	
\$500,000 to \$999,999	8	8
\$100,000 to \$499,999	6	
Under \$100,000	4	
Investment per employee (both jobs created and retained)		
\$35,000 or more	10	
\$18,500 to \$34,999	8	
\$6,250 to \$18,499	6	
\$1,250 to \$6,249	4	4
less than \$1,250	2	
Estimated local income taxes generated from jobs retained		
\$80,000 or more	5	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	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	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	2

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	
\$30,000 to \$34,999	8	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	66
--------------	-----------

Length of Abatement

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

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

Real Property Deduction Schedules	Alternative Deduction Real Property Schedules
10 year	10 Year
Year 1: 100%	Year 1: 100%
Year 2: 95%	Year 2: 100%
Year 3: 80%	Year 3: 100%
Year 4: 65%	Year 4: 100%
Year 5: 50%	Year 5: 100%
Year 6: 40%	Year 6: 90%
Year 7: 30%	Year 7: 80%
Year 8: 20%	Year 8: 65%
Year 9: 10%	Year 9: 50%
Year 10: 5%	Year 10: 40%
Year 11: 0%	
7 year	7 Year
Year 1: 100%	Year 1: 100%
Year 2: 85%	Year 2: 100%
Year 3: 71%	Year 3: 100%
Year 4: 57%	Year 4: 100%
Year 5: 43%	Year 5: 100%
Year 6: 29%	Year 6: 71%
Year 7: 14%	Year 7: 43%
Year 8: 0%	
5 year	
Year 1: 100%	
Year 2: 80%	
Year 3: 60%	
Year 4: 40%	
Year 5: 20%	
Year 6: 0%	
3 year	
Year 1: 100%	
Year 2: 66%	
Year 3: 33%	
Year 4: 0%	

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

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	\$100,000	40%	\$40,000	\$40,000	100%	0%	\$40,000	\$0	0.031821	\$0	\$1,273
2	\$100,000	56%	\$56,000	\$56,000	85%	15%	\$47,600	\$8,400	0.031821	\$267	\$1,515
3	\$100,000	42%	\$42,000	\$42,000	71%	29%	\$29,820	\$12,180	0.031821	\$388	\$949
4	\$100,000	32%	\$32,000	\$32,000	57%	43%	\$18,240	\$13,760	0.031821	\$438	\$580
5	\$100,000	30%	\$30,000	\$30,000	43%	57%	\$12,900	\$17,100	0.031821	\$544	\$410
6	\$100,000	30%	\$30,000	\$30,000	29%	71%	\$8,700	\$21,300	0.031821	\$678	\$277
7	\$100,000	30%	\$30,000	\$30,000	14%	86%	\$4,200	\$25,800	0.031821	\$821	\$134
8	\$100,000	30%	\$30,000	\$30,000	0%	100%	\$0	\$30,000	0.031821	\$955	\$0
TOTAL TAX SAVED (7 yrs on 7 yr deduction)											<u>\$5,138</u>
TOTAL TAX PAID (7yrs on 7 yr deduction)											<u>\$4,090</u>

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

REAL PROPERTY TAX ABATEMENT - 7 yr Schedule

Year	Cash Value	True Tax Value	Assessed Value	Tax Abatement %	Tax Paid %	Deduction	Taxable AV	Tax Rate	Tax Paid	Tax Saved
1	\$900,000	\$900,000	\$900,000	100%	0%	\$900,000	\$0	0.031821	\$0	\$28,639
2	\$900,000	\$900,000	\$900,000	85%	15%	\$765,000	\$135,000	0.031821	\$4,296	\$24,343
3	\$900,000	\$900,000	\$900,000	71%	29%	\$639,000	\$261,000	0.031821	\$8,305	\$20,334
4	\$900,000	\$900,000	\$900,000	57%	43%	\$513,000	\$387,000	0.031821	\$12,315	\$16,324
5	\$900,000	\$900,000	\$900,000	43%	57%	\$387,000	\$513,000	0.031821	\$16,324	\$12,315
6	\$900,000	\$900,000	\$900,000	29%	71%	\$261,000	\$639,000	0.031821	\$20,334	\$8,305
7	\$900,000	\$900,000	\$900,000	14%	86%	\$126,000	\$774,000	0.031821	\$24,629	\$4,009
8	\$900,000	\$900,000	\$900,000	0%	100%	\$0	\$900,000	0.031821	\$28,639	\$0
						TOTAL TAX SAVED REAL PROPERTY	(7 yrs on 7 yr deduction)		\$114,269	
						TOTAL TAX PAID REAL PROPERTY	(7 yrs on 7 yr deduction)		\$114,842	
						TOTAL TAX SAVED MACHINERY & BUILDING	(7 yrs on 7 yr deduction)		\$119,407	
						TOTAL TAX PAID MACHINERY & BUILDING	(7 yrs on 7 yr deduction)		\$118,932	

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