

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 9400 Bluffton Road, Fort Wayne, Indiana 46809 (RTT Investments, LLC/Premier Truck Rental)

WHEREAS, Petitioner has duly filed its petition dated September 11, 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 28 full-time, permanent jobs for a total new, annual payroll of \$1,410,000, with the average new annual job salary being \$50,357; and

WHEREAS, the total estimated project cost is \$1,185,000; and

WHEREAS, it appears the said petition should be processed to final determination in accordance with the provisions of said Division 6.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, subject to the requirements of Section 6, below, the property hereinabove described is hereby designated and declared an "Economic Revitalization Area" under I.C. 6-1.1-12.1. Said designation shall begin upon the effective date of the Confirming Resolution referred to in Section 6 of this Resolution and shall terminate on December 31, 2016, unless otherwise automatically extended in five year increments per I.C. 6-1.1-12.1-9.

SECTION 2. That, upon adoption of the Resolution:

- .. Said Resolution shall be filed with the Allen County Assessor;
- .. Said Resolution shall be referred to the Committee on Finance requesting a recommendation from said committee concerning the advisability of designating the above area an "Economic Revitalization Area";
- .. Common Council shall publish notice in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption and substance of this resolution and setting this designation as an "Economic Revitalization Area" for public hearing.

SECTION 3. That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall apply to both a deduction of the assessed value of real

1 estate and personal property for new manufacturing, logistical distribution and information
2 technology equipment.

3 **SECTION 4.** That, the estimate of the number of individuals that will be employed
4 or whose employment will be retained and the estimate of the annual salaries of those
5 individuals and the estimate of the value of redevelopment or rehabilitation and the estimate
6 of the value of new manufacturing, logistical distribution and information technology
7 equipment, all contained in Petitioner's Statement of Benefits, are reasonable and are
8 benefits that can be reasonably expected to result from the proposed described
9 redevelopment or rehabilitation and from the installation of new manufacturing, logistical
10 distribution and 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 \$2.9006/\$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 \$2.9006/\$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 \$2.9006/\$100 (the change would be negligible).
- 21 " If the proposed new manufacturing, logistical distribution and information
22 technology equipment is not installed, the approximate current year tax rates for
23 this site would be \$2.9006/\$100.
- 24 " If the proposed new manufacturing, logistical distribution and information
25 technology equipment is installed and no deduction is granted, the approximate
26 current year tax rate for the site would be \$2.9006/\$100 (the change would be
27 negligible).
- 28 " If the proposed new manufacturing, logistical distribution and information
29 technology equipment is installed and a deduction percentage of eighty percent
30 (80%) is assumed, the approximate current year tax rate for the site would be
\$2.9006/\$100 (the change would be negligible).

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

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

the deduction from the assessed value of the new manufacturing, logistical distribution and information technology equipment shall be for a period of ten years.

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

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

SECTION 9. The deduction schedule from the assessed value of new manufacturing, logistical distribution and information technology equipment pursuant to I.C. 6-1.1-12.1-17 shall look like this:

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

SECTION 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

SEP 11 2014 *Em*

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

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

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

Total cost of real estate improvements:	\$ 1,050,000
Total cost of manufacturing equipment improvements:	\$ 100,000
Total cost of research and development equipment improvements:	\$ 0
Total cost of logistical distribution equipment improvements:	\$ 10,000
Total cost of information technology equipment improvements:	\$ 25,000
TOTAL OF ABOVE IMPROVEMENTS:	\$ 1,185,000

GENERAL INFORMATION

Real property taxpayer's name: RTT Investments, LLC
 Personal property taxpayer's name: Robert J. Troxel
 Telephone number: 260-450-0100
 Address listed on tax bill: 360 E. Monroe Street, Bluffton, IN 46714
 Name of company to be designated, if applicable: Premier Truck Rental
 Year company was established: 2014
 Address of property to be designated: 9400 Bluffton Road, Fort Wayne, IN 46809
 Real estate property identification number: 02-17-04-200-001.000-080
 Contact person name: Adriene Horn
 Contact person telephone number: (260) 353-1200 Contact person Email: adriene@premiertruckrental.co
 Contact person address: 112 W. Washington Blvd. # 232 Fort Wayne, IN 46802
 List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Robert J. Troxel	Owner	360 E. Monroe St., Bluffton, IN 46714	(260) 450-0100
Adriene Horn	Manager	112 W. Washington Blvd., #232, Fort Wayne,	(260) 273-7806

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

NAME	PERCENTAGE
Robert J. Troxel	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? 80%

What is the company's primary North American Industrial Classification Code (NAICs)? 532120

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

Premier Truck Rental primarily deals in the rental and sale of light duty pick-up trucks and custom line body trucks, at a national level. We currently have the capability to serve companies in 48 of the 50 United States.

Dollar amount of annual sales for the last three years:

Year	Annual Sales
Start-Up Business	

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

Customer Name	City/State	Annual Gross Sales
Start Up Business, N/A		

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

Supplier Name	City/State	Annual Gross Purchases
Hiday's Automotive Dealership	Bluffton, IN	\$ 3,000,000
Sorg Chrysler Dealership	Goshen, IN	\$ 2,200,000
Monroe Custom Body	Greenfield, IN	\$ 300,000

List the company's top three competitors:

Competitor Name	City/State
Barco Rent-a-Truck	Salt Lake City, UT
Flex Fleet Truck Rental	Salt Lake City, UT
Express 4X4 Truck Rental	Warminster, PA

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

General maintenance, check-in, check-out of light duty trucks. Offices at the building will house the administrative staff. Eight different garage bays will house our maintenance staff of mechanics, welders, and other employees who assist in the maintenance and fabrication of our trucks.

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?

Currently this portion of land is zoned at an industrial level, and is being underutilized. The only function of the land now is farming. With our planned improvements, the land will be utilized to bring not only more employment to the Fort Wayne area (an estimated addition of at least 28 employees by 2017), but also more taxable revenue to the city of 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:

None

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

N/A

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

We plan to build a 7,500+ square foot building to house office space and garage bays with enough space for 30+ employees to be housed within. An excel/decel lane will be added to our entrance from Bluffton Road, and parking space for employees and truck storage will be added. We will be adding manufacturing equipment for fabrication purposes, and IT equipment such as computer workstations for all of our employees.

Projected construction start (month/year): 09/2014

Projected construction completion (month/year): 04/2015

☐ 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)

Our manufacturing equipment will be directly used to weld, fabricate, and mount bodies to our trucks. The equipment will be held within one of our (8) garage bays. A crane will be purchased and permanently mounted within one of the garage bays as well.

☐ 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): 11/2014

Date last piece of equipment will be installed (month/year): 04/2015

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

We will depreciate our equipment at a rate of 15% per year.

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:

N/A

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
Chief Executive Officer	11-1011	1	\$ 75,000
General Manager	11-1021	1	\$ 52,000

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Sales Managers	11-2022	4	\$ 240,000
Network Administrator	15-1142	1	\$ 65,000
Accountants	13-2011	2	\$ 115,000
Administrative Assistants	43-6014	4	\$ 128,000
Automotive Body Repair	49-2021	15	\$ 735,000

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

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:

Simple IRA Employer Match

When will you reach the levels of employment shown above? (month/year): 12/2017

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.

Robert J. Troxel

Digitally signed by Robert J. Troxel
DN: cn=Robert J. Troxel, o=Premier Tech Central,
ou=Fort Wayne, email=robert.j.troxel@cityoffortwayne.com, c=US
Date: 2014.08.11 15:32:40 -0400

Signature of Taxpayer/Owner

Robert J. Troxel, Owner

Printed Name and Title of Applicant

08/11/2014

Date

— EXHIBIT A —

EXHIBIT "A"
Legal Description

Land situated in the County of Allen, State of Indiana, is described as follows:

Part of the South Half of the Northeast Quarter of Section 4, Township 29 North, Range 12 East, in Allen County, Indiana, more particularly described as follows:

COMMENCING at the Southeast corner of the South Half of the Northeast Quarter of Section 4, Township 29 North, Range 12 East, Allen County, Indiana; thence North along the East line of the South Half of the Northeast Quarter of Section 4, Township 29 North, Range 12 East, a distance of 824.0 feet to the True Point of Beginning; thence West with a deflection angle to the left of 88 degrees 35 minutes 40 seconds, a distance of 1871.90 feet; thence North with a deflection angle to the right of 88 degrees 01 minutes 40 seconds, a distance of 469.50 feet to a point on the North line of the South Half of the Northeast Quarter of Section 4, Township 29 North, Range 12 East; thence East with a deflection angle to the right of 91 degrees 11 minutes 20 seconds along the North line of the South Half of the Northeast Quarter of Section 4, Township 29 North, Range 12 East, a distance of 1876.10 feet to a point on the East line of the South Half of the Northeast Quarter of Section 4, Township 29 North, Range 12 East; thence South with a deflection angle to the right of 89 degrees 22 minutes 40 seconds along the East line of the South Half of the Northeast Quarter of Section 4, Township 29 North, Range 12 East, a distance of 495.0 feet to the Point of Beginning, containing 20.74 acres.

EXHIBIT A



Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East



Date: 8/28/2014 1" = 350'

**STATEMENT OF BENEFITS
PERSONAL PROPERTY**

State Form 51764 (R3 / 12-13)

Prescribed by the Department of Local Government Finance

CITY OF FT WAYNE

SEP 11 2014

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.**INSTRUCTIONS**

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body BEFORE a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction.
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	Name of contact person		
Robert J. Troxel	Adriene Horn		
Address of taxpayer (number and street, city, state, and ZIP code)		Telephone number	
360 E. Monroe St., Bluffton, IN 46714		(260) 353-1200	
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT	
Name of designating body		Resolution number (s)	
Fort Wayne City Council			
Location of property		County	DILGF taxing district number
9400 Bluffton Road, Fort Wayne, IN 46809		Allen	
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.) Welding Equipment, Cranes, Air line equipment Water Line equipment		ESTIMATED	
		START DATE	COMPLETION DATE
		Manufacturing Equipment	11/15/2014 05/01/2015
		R & D Equipment	
		Logist Dist Equipment	11/01/2015 05/01/2015
IT Equipment	02/01/2015 05/01/2015		
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT	
Current number	Salaries	Number retained	Salaries
0	0	0	0
		Number additional	Salaries
		28	1,280,000
SECTION 4		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT	
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	MANUFACTURING EQUIPMENT		R & D EQUIPMENT
	COST	ASSESSED VALUE	COST ASSESSED VALUE
Current values	0		0
Plus estimated values of proposed project	100,000		10,000
Less values of any property being replaced	0		0
Net estimated values upon completion of project	0		0
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		Date signed (month, day, year)	
Adriene Horn		09/10/14	
Printed name of authorized representative		Title	
Adriene Horn		Manager	



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R5 / 12-13)

Prescribed by the Department of Local Government Finance

CITY OF FT WAYNE

SEP 11 2014

ENC

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 6-1.1-12.1-4.1)
☐ 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.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
- 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. A property owner who failed to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.
- A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
- For a Form SB-1/Real Property 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/Real Property 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

20____ PAY 20____
FORM SB-1 / Real Property
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.

SECTION 1		TAXPAYER INFORMATION			
Name of taxpayer Robert J. Troxel					
Address of taxpayer (number and street, city, state, and ZIP code) 360 E. Monroe St., Bluffton, IN 46714					
Name of contact person Adriene Horn		Telephone number (260) 353-1200		E-mail address rob@premiertruckrental.com	
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT			
Name of designating body Fort Wayne City Council		Resolution number			
Location of property 9400 Bluffton Road, Fort Wayne, IN 46809		County Allen		DLGF taxing district number	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Building will be 7,500 sq. feet, and will be used for garage space and office space.		Estimated start date (month, day, year) 09/01/2014		Estimated completion date (month, day, year) 04/01/2015	
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT			
Current number 0.00	Salaries \$0.00	Number retained 0.00	Salaries \$0.00	Number additional 28.00	Salaries \$1,280,000.00
SECTION 4		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT			
		REAL ESTATE IMPROVEMENTS			
		COST		ASSESSED VALUE	
Current values		0.00			
Plus estimated values of proposed project		1,050,000.00			
Less values of any property being replaced		0.00			
Net estimated values upon completion of project					
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
Estimated solid waste converted (pounds) _____		Estimated hazardous waste converted (pounds) _____			
Other benefits					
SECTION 6		TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.					
Signature of authorized representative Adriene Horn				Date signed (month, day, year) 09/10/2014	
Printed name of authorized representative Adriene Horn				Title Manager	

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **RTT Investments, LLC is requesting the designation of an Economic Revitalization Area for both real and personal property improvements in the amount of \$1,185,000 for Premier Truck Rental. RTT Investments, LLC will construct a 7,500 square foot facility to house office space and garage bays for maintenance and fabrication of light duty pick-up and custom line body trucks. Premier Truck Rental will also purchase manufacturing, logistical distribution and information technology equipment.**

EFFECT OF PASSAGE: **RTT Investments, LLC will make real property improvements to industrially zoned land that is currently vacant and underutilized. 28 full-time jobs will be created as a result of the project.**

EFFECT OF NON-PASSAGE: **Potential loss of development and 28 full-time jobs**

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

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

MEMORANDUM



TO: City Council

FROM: Elissa McGauley, Economic Development Specialist

DATE: September 15, 2014

RE: Request for designation by RTT Investments, LLC as an ERA for real and personal property improvements for Premier Truck Rental

BACKGROUND

PROJECT ADDRESS:	9400 Bluffton Road	PROJECT LOCATED WITHIN:	Redevelopment Area
PROJECT COST:	\$ 1,185,000	COUNCILMANIC DISTRICT:	4

COMPANY PRODUCT OR SERVICE:	Premier Truck Rental primarily deals in the rental and sale nationwide of light duty pick up trucks and custom line body trucks.
PROJECT DESCRIPTION:	Construction of a 7,500 square foot facility to house office space and garage bays for maintenance and fabrication of trucks. Premier Truck Rental will also purchase manufacturing, logistical distribution and information technology equipment.

CREATED

RETAINED

JOBS CREATED (FULL-TIME):	28	JOBS RETAINED (FULL-TIME):	0
JOBS CREATED (PART-TIME):	0	JOBS RETAINED (PART-TIME):	0
TOTAL NEW PAYROLL:	\$ 1,410,000	TOTAL RETAINED PAYROLL:	\$ 0
AVERAGE SALARY (FULL-TIME NEW):	\$ 50,357	AVERAGE SALARY (FULL-TIME RETAINED):	\$ 0

COMMUNITY BENEFIT REVIEW

Yes ☒ No ☐ N/A ☐

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

Explain: Property to be designated is currently vacant.

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 I2, 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?

Explain: A 7,500 square foot industrial/commercial building will be constructed.

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?

Explain: New manufacturing, logistical distribution and information technology equipment will be purchased and installed.

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: 28 full-time jobs will be created as a result of the project.

Yes ☒ No ☐ N/A ☐

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

POLICY

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

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

Under Fort Wayne Common Council's tax abatement policies and procedures, RTT Investments, LLC/Premier Truck Rental is eligible for ten year deductions on the real and personal property improvements. Attached are spreadsheets that show how the application scored under the review system and a projection of property tax saved with the deductions.

COMMENTS

Signed:

Elissa McHaulley
Economic Development Specialist

Personal Property Abatements

Tax Abatement Review System

	Points Possible	Points Awarded
INVESTMENT (30 points possible)		
Total new investment in equipment		
Over \$5,000,000	10	
\$1,000,000 to \$4,999,999	8	
\$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	4
less than \$1,250	2	
Estimated local income taxes generated from jobs retained		
\$80,000 or more	5	
\$30,000 to \$79,999	4	
\$10,000 to \$29,999	3	
\$5,000 to \$9,999	2	
less than \$5,000	1	
Estimated local income taxes generated from jobs created (Double points for start-up)		
\$30,000 or more	5	
\$10,000 to \$29,999	4	
\$5,000 to \$9,999	3	6
\$3,000 to \$4,999	2	
less than \$3,000	1	
ECONOMIC BASE (20 points possible)		
Location Quotient in designated Occupation Code (use majority Occupation Code of all created and retained jobs)		
Greater than 1.0	5	
Estimated Percent of Business done outside Allen County		
Greater than 75%	15	15
50% to 74%	10	
25% to 49%	5	
JOBS (20 points possible)		
Total number of permanent jobs retained		
Over 250	10	
100 to 249	8	
50 to 99	6	
25 to 49	4	
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	12
10-24	4	
1 to 9	2	
WAGES (20 points possible)		
Median salary of the jobs created and/or retained		
Over \$45,000	20	20
\$40,000 to \$44,999	16	
\$35,000 to \$39,999	12	
\$30,000 to \$34,999	8	
\$25,000 to \$29,999	4	
under \$25,000	0	

BENEFITS (10 points possible)

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

SUSTAINABILITY

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

Total	71
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Length of Abatement

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

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

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

Real Property Abatements

Tax Abatement Review System

	Points Possible	Points Awarded
INVESTMENT (30 points possible)		
Total new investment in real property (new structures and/or rehabilitation)		
Over \$1,000,000	10	10
\$500,000 to \$999,999	8	
\$100,000 to \$499,999	6	
Under \$100,000	4	
Investment per employee (both jobs created and retained)		
\$35,000 or more	10	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	
Estimated local income taxes generated from jobs created (Double points for start-up)		
\$30,000 or more	5	
\$10,000 to \$29,999	4	8
\$5,000 to \$9,999	3	
\$3,000 to \$4,999	2	
less than \$3,000	1	

ECONOMIC BASE (20 points possible)

Location Quotient in designated Occupation Code (use majority Occupation Code of all created and retained jobs)		
Greater than 1.0	5	
Estimated Percent of Business done outside Allen County		
Greater than 75%	15	15
50% to 74%	10	
25% to 49%	5	

JOBS (20 points possible)

Total number of permanent jobs retained		
Over 250	10	
100 to 249	8	
50 to 99	6	
25 to 49	4	
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	12
10-24	4	
1 to 9	2	

WAGES (20 points possible)

Median salary of the jobs created and/or retained		
Over \$45,000	20	20
\$40,000 to \$44,999	16	
\$35,000 to \$39,999	12	
\$30,000 to \$34,999	8	
\$25,000 to \$29,999	4	
under \$25,000	0	

BENEFITS (10 points possible)

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

SUSTAINABILITY

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

Total	85
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Length of Abatement

20 to 39 points - 3 year abatement
40 to 59 points - 6 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**

PERSONAL PROPERTY TAX ABATEMENT - 10 yr Schedule

Year	True Cash Value	"Pool 2"	True Tax Value	Assessed Value	Tax Abatement %	Tax Paid %	Deduction	Taxable A V	Tax Rate	Tax Paid	Tax Saved
1	\$135,000	40%	\$54,000	\$54,000	100%	0%	\$54,000	\$0	0.029006	\$0	\$1,566
2	\$135,000	56%	\$75,600	\$75,600	90%	10%	\$68,040	\$7,560	0.029006	\$219	\$1,974
3	\$135,000	42%	\$56,700	\$56,700	80%	20%	\$45,360	\$11,340	0.029006	\$329	\$1,316
4	\$135,000	32%	\$43,200	\$43,200	70%	30%	\$30,240	\$12,960	0.029006	\$376	\$877
5	\$135,000	30%	\$40,500	\$40,500	60%	40%	\$24,300	\$16,200	0.029006	\$470	\$705
6	\$135,000	30%	\$40,500	\$40,500	50%	50%	\$20,250	\$20,250	0.029006	\$587	\$587
7	\$135,000	30%	\$40,500	\$40,500	40%	60%	\$16,200	\$24,300	0.029006	\$705	\$470
8	\$135,000	30%	\$40,500	\$40,500	30%	70%	\$12,150	\$28,350	0.029006	\$822	\$352
9	\$135,000	30%	\$40,500	\$40,500	20%	80%	\$8,100	\$32,400	0.029006	\$940	\$235
10	\$135,000	30%	\$40,500	\$40,500	10%	90%	\$4,050	\$36,450	0.029006	\$1,057	\$117
11	\$135,000	30%	\$40,500	\$40,500	0%	100%	\$0	\$40,500	0.029006	\$1,175	\$0
							TOTAL TAX SAVED	(10 yrs on 10 yr deduction)			
							TOTAL TAX PAID	(10 yrs on 10 yr deduction)			

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

REAL PROPERTY TAX ABATEMENT - 10 yr Schedule

Year	Cash Value	True Tax Value	Assessed Value	Tax Abatement %	Tax Paid %	Deduction	Taxable AV	Tax Rate	Tax Paid	Tax Saved
1	\$1,050,000	\$1,050,000	\$1,050,000	100%	0%	\$1,050,000	\$0	0.029006	\$0	\$30,456
2	\$1,050,000	\$1,050,000	\$1,050,000	95%	5%	\$997,500	\$52,500	0.029006	\$1,523	\$28,933
3	\$1,050,000	\$1,050,000	\$1,050,000	80%	20%	\$840,000	\$210,000	0.029006	\$6,091	\$24,365
4	\$1,050,000	\$1,050,000	\$1,050,000	65%	35%	\$682,500	\$367,500	0.029006	\$10,660	\$19,797
5	\$1,050,000	\$1,050,000	\$1,050,000	50%	50%	\$525,000	\$525,000	0.029006	\$15,228	\$15,228
6	\$1,050,000	\$1,050,000	\$1,050,000	40%	60%	\$420,000	\$630,000	0.029006	\$18,274	\$12,183
7	\$1,050,000	\$1,050,000	\$1,050,000	30%	70%	\$315,000	\$735,000	0.029006	\$21,319	\$9,137
8	\$1,050,000	\$1,050,000	\$1,050,000	20%	80%	\$210,000	\$840,000	0.029006	\$24,365	\$6,091
9	\$1,050,000	\$1,050,000	\$1,050,000	10%	90%	\$105,000	\$945,000	0.029006	\$27,411	\$3,046
10	\$1,050,000	\$1,050,000	\$1,050,000	5%	95%	\$52,500	\$997,500	0.029006	\$28,933	\$1,523
11	\$1,050,000	\$1,050,000	\$1,050,000	0%	100%	\$0	\$1,050,000	0.029006	\$30,456	\$0
TOTAL TAX SAVED REAL PROPERTY						(10 yrs on 10 yr deduction)			\$150,759	
TOTAL TAX PAID REAL PROPERTY (10 yrs)						(10 yrs on 10 yr deduction)			\$153,804	
TOTAL TAX SAVED MACHINERY & BUILDING						(10 yrs on 10 yr deduction)			\$158,958	
TOTAL TAX PAID MACHINERY & BUILDING						(10 yrs on 10 yr deduction)			\$159,310	

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