

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 4404 Engle Ridge Drive, Fort Wayne, Indiana 46809 (Pool Factory II, LLC/Trivector Manufacturing)

WHEREAS, Petitioner has duly filed its petition dated September 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 48 full-time, permanent jobs for a total new, annual payroll of \$1,389,990, with the average new annual job salary being \$28,958 and retain 35 full-time, permanent jobs for a total current annual payroll of \$1,480,933, with the average current, annual job salary being \$42,312; and

WHEREAS, the total estimated project cost is \$1,780,000; 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 new manufacturing, logistical distribution and information
4 technology equipment.

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

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

- 15 .. If the proposed development does not occur, the approximate current year tax
16 rates for this site would be \$3.3065/\$100.
- 17 .. If the proposed development does occur and no deduction is granted, the
18 approximate current year tax rate for the site would be \$3.3065/\$100 (the
19 change would be negligible).
- 20 .. If the proposed development occurs and a deduction percentage of fifty percent
21 (50%) is assumed, the approximate current year tax rate for the site would be
22 \$3.3065/\$100 (the change would be negligible).
- 23 .. If the proposed new manufacturing, logistical distribution and information
24 technology equipment is not installed, the approximate current year tax rates for
25 this site would be \$3.3065/\$100.
- 26 .. If the proposed new manufacturing, logistical distribution and information
27 technology equipment is installed and no deduction is granted, the approximate
28 current year tax rate for the site would be \$3.3065/\$100 (the change would be
29 negligible).
- 30 .. If the proposed new manufacturing, logistical distribution and information
technology equipment is installed and a deduction percentage of eighty percent
(80%) is assumed, the approximate current year tax rate for the site would be
\$3.3065/\$100 (the change would be negligible).

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

1 **SECTION 7.** That, pursuant to I.C. 6-1.1-12.1, it is hereby determined that the
2 deduction from the assessed value of the real property shall be for a period of ten years, and
3 the deduction from the assessed value of the new manufacturing, logistical distribution and
4 information technology equipment shall be for a period of ten years.

5 **SECTION 8.** The deduction schedule from the assessed value of the real
6 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%

15 **SECTION 9.** The deduction schedule from the assessed value of new
16 manufacturing, logistical distribution and information technology equipment pursuant to I.C.
17 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%

1 **SECTION 10.** That, the benefits described in the Petitioner's Statement of Benefits
2 can be reasonably expected to result from the project and are sufficient to justify the
3 applicable deductions.

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

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

13 **SECTION 13.** That, this Resolution shall be in full force and effect from and after
14 its passage and any and all necessary approval by the Mayor.

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Member of Council

APPROVED AS TO FORM AND LEGALITY

Carol Helton, City Attorney

SEP 09 2014
ema

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:

400000

Total cost of manufacturing equipment improvements:

1030000

Total cost of research and development equipment improvements:

250000

Total cost of logistical distribution equipment improvements:

100000

Total cost of information technology equipment improvements:

TOTAL OF ABOVE IMPROVEMENTS:

1780000

GENERAL INFORMATION

Real property taxpayer's name: PoolFactoryII, LLC

Personal property taxpayer's name: TrivectorManufacturing

Telephone number: 260-637-0141

Address listed on tax bill: 4404EngleRidgeDrive

Name of company to be designated, if applicable: TrivectorManufacturing

Year company was established: 2010

Address of property to be designated: 4404EngleRidgeDrive

Real estate property identification number: 02-12-20-202-012.000-074

Contact person name: David Dent

Contact person telephone number: 637-0141

Contact person Email: d.dent@onlyalpha.com

Contact person address: 4404EngleRidgeDrive

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
ThomasEpple	President	4018Blue HeightsDr., TraverseCity, MI	260-637-0141
Timothy Saxer	EVP	18335DeVall Rd., SpecervilleJN 46788	260-637-0141
David Dent	EVP	2305BCentralyardCt., FortWayne,IN	260-637-0141

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

NAME	PERCENTAGE
ThomasEpple	27%
Timothy Saxer	27%
David Dent	27%
LoenardKoeller	19%

- ☐ 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? n/a
 What percentage of sales is made to the ultimate customer? n/a
 What percentage of sales will be from service calls? n/a
- What is the percentage of clients/customers served that are located outside of Allen County? 99%
- What is the company's primary North American Industrial Classification Code (NAICs)? 339920
- Describe the nature of the company's business, product, and/or service:
 Manufacturing of pool parts and products

Dollar amount of annual sales for the last three years:

Year	Annual Sales
2011	\$5,263,000
2012	\$6,378,000
2013	\$7,301,000

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

Customer Name	City/State	Annual Gross Sales
Baystate Pool Supply	Cambridge, MA	\$1,300,000
Mountfield	Prague, Czech Republic	\$854,000
Highbury Products Ltd.	Highbury, Ontario	\$491,000

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

Supplier Name	City/State	Annual Gross Purchases
R3 Composites	Grabill, Indiana	\$1,216,000
Worthington Steel	Worthington, Ohio	\$680,000
Composites One, LLC	Chicago, Illinois	\$437,000

List the company's top three competitors:

Competitor Name	City/State
Latham International	Latham, NY
Cardinal Pool Products	Schuylkill Haven, PA
Imperial Pools	Latham, NY

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

Pool Factory II will lease to Trivector Manufacturing, who builds the Only Alpha Pool Products family of in-ground, vinyl liner swimming pool construction components: a modular wall system comprised of either coated steel or composite plastic, fiberglass stairways, and complementary finish products. We also offer a wide range of distributed accessories, such as pumps, filters, heaters, cleaners, etc.

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

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

Our pools are custom-designed with the latest in CAD 3D modeling tools. Residential buyers of product can convey their ideas, through our builders and distributors to our design department, where the pool layout is refined, confirmed, and ordered to the production floor, with a promise of 5-day shipping, often shipping sooner. Custom-designed components can be modeled on CAD screens and fed to our state-of-the-art Salvagnini S4+P4 metal fabrication system, seamlessly, without paper drawings or costly tool changes. These technologically advanced capabilities draw more highly skilled technicians and operators. The revitalization of this building will accommodate our growth plans and technology needs.

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:

Approx 127,000 total sq. ft. of general industrial facility space

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

The facility is in good condition, with some roof repairs required.

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

In addition to repairing several sections of roof, we will construct floor-to-ceiling walls in one area to ensure a "clean" area for the construction of custom composite pool structures (environmental control of temperature and dust), construct special lamination application area for molded stairways, and install a reinforced foundation substructure for our metal fabrication system.

Projected construction start (month/year): October 2014

Projected construction completion (month/year): January 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)

Immediate plans call for the purchase of electric forklifts and warehouse racking for the logistical support of new swimming pool component distribution and Mac computers for manufacturing control and support. Our steel pool product line requires a new press brake for the fabrication of custom steps. Additional floor space in this building will enable the installation of new composite molding capabilities, including a 2,000 ton Compression Molding Press for the fabrication of pool wall panels, (currently out-sourced), and future plans include adding vinyl liners to our production offerings. This line would require cutting, seaming, and welding machines.

☒ 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): October 2014

Date last piece of equipment will be installed (month/year): December 2018

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

Attached

<u>Project</u>	<u>Years</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>
Leasehold Improvements (incl roof & electric)	20	250000	150000	100000	25000	25000
Machinery and Equipment						
Warehouse (Forklifts/Racking)	10		100000	100000	50000	
Composite Molding Press	10		350000			25000
Press Brake	10		50000			
Vinyl Manufacturing	10			400000		25000
Special Tooling/Molds						
Panel	10			25000	25000	25000
Steps	10	5000	25000	25000	25000	25000
Office Equipment	5	10000	30000	30000	15000	15000
Software	5		10000	25000		
Total Investment		265000	715000	705000	140000	140000

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: n/a

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

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:

When will you reach the levels of employment shown above? (month/year): Schedule attached & achieved by Dec. each year

[illegible]

REQUIRED ATTACHMENTS

The following must be attached to the application.

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

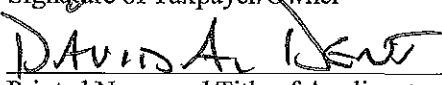
ERA filing fee (either real or personal property improvements)	.1% of total project cost not to exceed \$500
ERA filing fee (both real and personal property improvements)	.1% of total project cost not to exceed \$750
ERA filing fee (vacant commercial or industrial building)	\$500
ERA filing fee in an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

CERTIFICATION

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

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


Signature of Taxpayer/Owner


Printed Name and Title of Applicant

6-17-14
Date

**STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51767 (R5 / 12-13)

Prescribed by the Department of Local Government Finance

CITY OF FT WAYNE

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

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

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

INSTRUCTIONS:

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body **BEFORE** the redevelopment or rehabilitation of real property 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 initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
3. 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.
4. 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)
5. 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

SECTION 1		TAXPAYER INFORMATION			
Name of taxpayer Pool Factory II, LLC					
Address of taxpayer (number and street, city, state, and ZIP code) 4404 Engle Ridge Drive Fort Wayne, IN 46804					
Name of contact person David Dent		Telephone number (260) 637-0141		E-mail address d.dent@onlyalpha.com	
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT			
Name of designating body Fort Wayne City Council		Resolution number			
Location of property 4404 Engle Ridge Drive		County Allen		DLGF taxing district number 02074	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Roof Improvements / Replacement, Electrical Power Distribution		Estimated start date (month, day, year) Sep 1, 2014		Estimated completion date (month, day, year) Jun 30, 2015	
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT			
Current number 35.00	Salaries \$1,480,933.00	Number retained 35.00	Salaries \$1,480,933.00	Number additional 48.00	Salaries \$1,389,990.00
SECTION 4		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT			
		REAL ESTATE IMPROVEMENTS			
		COST		ASSESSED VALUE	
Current values		\$2,375,000			
Plus estimated values of proposed project		\$400,000			
Less values of any property being replaced					
Net estimated values upon completion of project		\$2,775,000			
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 				Date signed (month, day, year) 6-12-14	
Printed name of authorized representative David Dent				Title Manager	

**STATEMENT OF BENEFITS
PERSONAL PROPERTY**

State Form 51764 (R3 / 12-13)

Prescribed by the Department of Local Government Finance

CITY OF FT WAYNE**FORM SB-1 / PP**SEP 09 2014 *cmc***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

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 Trivector Manufacturing		Name of contact person David Dent	
Address of taxpayer (number and street, city, state, and ZIP code) 4404 Engle Ridge Drive		Telephone number ()	
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT	
Name of designating body Fort Wayne City Council		Resolution number (s)	
Location of property 4404 Engle Ridge Drive		County Allen	
DLGF taxing district number 02074			
Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. (Use additional sheets if necessary.) Machinery and Equipment used in the manufacture and distribution of swimming pool equipment. Compression Molding press, molding tools, and steel press brake. In 2016 we plan the start of a vinyl liner manufacturing process, including cutting, welding, and seaming equipment used to fabricate swimming pool liners.		ESTIMATED	
		START DATE	
		COMPLETION DATE	
		Manufacturing Equipment	
		R & D Equipment	
Logist Dist Equipment		11-1-14	
IT Equipment		12-31-18	
6-1-15		12-31-18	
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT	
Current number 35	Salaries 1480933	Number retained 035	Salaries 1480933
Number additional 48		Salaries 1389990	
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
Current values		7814000	ASSESSED VALUE
Plus estimated values of proposed project		1030000	250000
Less values of any property being replaced			
Net estimated values upon completion of project		2844000	176636
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 <i>David Dent</i>		Date signed (month, day, year) 6-12-14	
Printed name of authorized representative David Dent		Title Manager	

EXHIBIT A

EXHIBIT "A"

Legal Description and Site Diagram for 4404 Engle Ridge Drive

PARCEL I:

The North 255.0 feet of Block #6 in Engle Ridge Industrial Park, Section "B", an Addition to the City of Fort Wayne, Indiana, as recorded in Plat Record 37, pages 23-25.

PARCEL II:

Block Number 6, except the North 255.0 feet thereof, in Engle Ridge Industrial Park, Section "B", an Addition to the City of Fort Wayne, Indiana, together with part of the West Half of the Northeast Quarter of Section 20, Township 30 North, Range 12 East, Allen County, Indiana, said part being more particularly described as follows, to-wit:

BEGINNING at the Southwest corner of said Block Number 6; thence South 02 degrees 08 minutes East (assumed bearing) on and along the Southerly projection of the West line of said Block Number 6, a distance of 65.0 feet; thence North 90 degrees 00 minutes East and parallel to the South line of said Block Number 6, a distance of 330.56 feet to the Westerly right of way line of Engle Ridge Drive; thence Northerly, on and along said Westerly right of way line as defined by a regular curve to the left having a radius of 342.05 feet, an arc distance of 27.93 feet (the chord of which bears North 00 degrees 12 minutes East, for a length of 27.92 feet) to the point of tangency; thence North 02 degrees 08 minutes West, continuing along said Westerly right of way line, and tangent to said curve, a distance of 37.06 feet to the Southeast corner of said Block Number 6; thence South 90 degrees 00 minutes West, on and along the South line of said Block Number 6, a distance of 331.7 feet to the point of beginning, said part containing 0.494 acres of land and the total, containing 2.054 acres of land.

PARCEL III:

Part of the West Half of the Northeast Quarter of Section 20, Township 30 North, Range 12 East, Allen County, Indiana, more particularly described as follows, to-wit:

BEGINNING on the Southerly projection of the West line of Block #6 in Engle Ridge Industrial Park, Section "B", an Addition to the City of Fort Wayne, Indiana, at a point situated 65.0 feet, South 02 degrees 08 minutes East from the Southwest corner of said Block #6; thence South 02 degrees 08 minutes East, on and along said Southerly projection, a distance of 326.29 feet to the Northwesternly right-of-way line of Engle Ridge Drive; thence ~ Northeasterly, on and along said Northwesternly right-of-way line, as defined by a regular curve to the left having a radius of 342.05 feet, an arc distance of 498.78 feet (the chord of which bears North 44 degrees 19 minutes East, for a length of 455.75 feet); thence South 90 degrees 00 minutes West and parallel to the South line of said Block #6, a distance of 330.56 feet to the point of beginning, containing 1.861 acres of land.

PARCEL IV:

Part of Engle Ridge Industrial Park, Section "B", as recorded in the Office of the Recorder of Allen County, Indiana, and a part of the West Half of the Northeast Quarter of Section 20, Township 30 North, Range 12 East, Allen County, Indiana, all being more particularly described as follows, to-wit:

BEGINNING at a rebar found monumenting the Southeast corner of Block 7 in said Industrial Park; thence North along the East line of said Block 7, a distance of 853.32 feet (platted 852.9 feet) to the Northeast corner of said Block 7, said corner being monumented by a rebar found 2.31 feet North and 1.00 feet East; thence East with a deflection angle to the right of 92 degrees 08 minutes along the North line of said Industrial Park, a distance of 40.03 feet to the Northwest corner of Block 6 in said Industrial Park, said corner being monumented by a rebar found 0.10 feet South and 0.75 feet East; thence South with a deflection angle to the right of 87 degrees 52 minutes along the West line of said Block 6 and the West line of said Block 6 projected South, a distance of 853.32 feet to a rebar found on the North right-of-way line of Arden Drive (as reference by monuments found); thence West along said North right-of-way line, a distance of 40.03 feet to the point of beginning, containing 0.78 acres of land, more or less.

EXCEPTING THEREFROM:

The South 200 feet of the West 20 feet of the 40 foot wide railroad spur shown along the East side of Block #7 in the plat of Engle Ridge Industrial Park, Section "B", as recorded in Plat Record 37, pages 23-25 in the Office of the Recorder of Allen County, Indiana, more particularly described as follows:

Beginning at the Southeasterly corner of said Block #7; thence North 00 degrees 08 minutes 49 seconds East, along the West line of said railroad spur, a distance of 200.00 feet; thence South 89 degrees 51 minutes 11 seconds East, a distance of 20.00 feet to the centerline of said railroad spur; thence South 00 degrees 08 minutes 49 seconds West, along the centerline of said railroad spur, a distance of 200.00 feet to a point on the North line of Arden Drive; thence North 89 degrees 51 minutes 11 seconds West, along the North line of Arden Drive, a distance of 20.00 feet to the point of beginning, containing 0.092 acres, more or less.

PARCEL V:

Block Number 7 in Engle Ridge Industrial Park, Section "B", an Addition to the City of Fort Wayne, Indiana, EXCEPTING THEREFROM the North 99.0 feet thereof and EXCEPTING THEREFROM the South 200 0 feet thereof, as recorded in Plat Record 37, pages 23-25.

BEING ALTOGETHER DESCRIBED AS FOLLOWS:

BEGINNING at the Northeast corner of Block #6 in Engle Ridge Industrial Park, Section "B ", being recorded in Plat Record 37, pages 23-25 in the Office of the Recorder of Allen County, Indiana; thence Southerly, on and along the East line of said Block #6 and the Southerly projection thereof, being also the West right-of-way of Engle Ridge Drive, a distance of 497.06 feet to the point of curvature of a regular curve to the right having a radius of 342.05 feet; thence Southwesterly, on and along said right-of-way line as defined by said curve and being recorded in Document Number 7424664 in the Office of said County, an arc length of 537.29 feet, being subtended by a long chord having a length of 483.72 feet forming a central angle of 90 degrees 00 minutes to the point of tangency; thence Westerly and tangent to said curve and on and along the North right-of-way line of Arden Drive, a distance of 29.43 feet to the Southeast corner of Block #7 in said Engle Drive Industrial Park; thence Northerly, on and along the East line of said Block #7, a distance of 200.0 feet; thence Westerly and parallel with the South line of Block #7, a distance of 329.77 feet to the West line thereof; thence Northerly, on and along said West line, being also the East right-of-way line of Clubview Drive, a distance of 566.2 feet to a point situated 99.0 feet Southerly from the Northwest corner of said Block #7; thence Easterly and parallel with the North line of said Block #7, a distance of 330.0 feet to the East line thereof; thence Northerly, on and along said East line, a distance of 99.0 feet to the Northeast corner thereof; thence Easterly, on and along the Westerly projection of the North line of said Block #6 and the North line of said Block #6, a distance of 371.7 feet to the point of beginning, containing 10.878 acres of land.

[SEE ATTACHED SITE DIAGRAM]

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE: Declaratory Resolution

DEPARTMENT REQUESTING ORDINANCE: Community Development Division

SYNOPSIS OF ORDINANCE: Pool FactoryII, LLC/Trivector Manufacturing is requesting the designation of an Economic Revitalization Area for both real and personal property improvements in the amount of \$1,780,000. In order to expand, Pool FactoryII, LLC/Trivector Manufacturing will renovate an existing 127,000 square foot industrial building. Improvements include repair of the roof, construction of a clean area and a special lamination area for the manufacture of products, and install a reinforced foundation substructure. Trivector Manufacturing will also purchase new manufacturing, logistical distribution and information technology equipment.

EFFECT OF PASSAGE: Pool FactoryII, LLC/Trivector Manufacturing will renovate an existing building that will enable them to accommodate for projected additional growth for their products. The equipment investment will also enable them to remain technologically efficient in the design and fabrication of their products. 35 full-time jobs will be retained and 48 full-time jobs will be created as a result of the project.

EFFECT OF NON-PASSAGE: Potential loss of development and 48 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 Pool Factory II, LLC/Trivector Manufacturing as an ERA for real and personal property improvements

BACKGROUND

PROJECT ADDRESS: 4404 Engle Ridge Drive	PROJECT LOCATED WITHIN:	Not Applicable
PROJECT COST: \$ 1,780,000	COUNCILMANIC DISTRICT:	4

COMPANY PRODUCT OR SERVICE:	Trivector Manufacturing is a manufacturer of pool parts and products
PROJECT DESCRIPTION:	Pool FactoryII, LLC will renovate an existing 127,000 square foot industrial building. Improvements include repair of the roof, construction of a clean area and a special lamination area for the manufacture of products, and install a reinforced foundation substructure. Trivector Manufacturing will also purchase new manufacturing, logistical distribution and information technology equipment.

CREATED		RETAINED	
JOBS CREATED (FULL-TIME):	48	JOBS RETAINED (FULL-TIME):	35
JOBS CREATED (PART-TIME):	0	JOBS RETAINED (PART-TIME):	0
TOTAL NEW PAYROLL:	\$ 1,389,990	TOTAL RETAINED PAYROLL:	\$ 1,480,933
AVERAGE SALARY (FULL-TIME NEW):	\$ 28,958	AVERAGE SALARY (FULL-TIME RETAINED):	\$ 42,312

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 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?

Yes ☒ No ☐ N/A ☐

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

Yes ☐ No ☐ N/A ☒

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

Yes ☐ No ☐ N/A ☒

Project encourages preservation of an historically or architecturally significant structure?

Yes ☐ No ☐ N/A ☒

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

Yes ☐ No ☐ N/A ☒

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

Yes ☒ No ☐ N/A ☐

ERA designation induces employment opportunities for Fort Wayne area residents?

Explain: 48 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/phase-in policies and procedures, Pool FactoryII, LLC/Trivector Manufacturing 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 as well as a projection of property tax savings.

COMMENTS

Signed:

Elesia McHaulley

Economic Development Specialist

Personal Property Abatements

Tax Abatement Review System

Points Possible	Points Awarded
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INVESTMENT (30 points possible)

Total new investment in equipment

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

Investment per employee (both jobs created and retained)

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

Estimated local income taxes generated from jobs retained

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

Estimated local income taxes generated from jobs created (Double points for start-up)

\$30,000 or more	5	
\$10,000 to \$29,999	4	4
\$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	
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Estimated Percent of Business done outside Allen County

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

JOBS (20 points possible)

Total number of permanent jobs retained

Over 250	10	
100 to 249	8	
50 to 99	6	
25 to 49	4	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	6
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 76**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

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
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INVESTMENT (30 points possible)

Total new investment in real property (new structures and/or rehabilitation)

Over \$1,000,000	10	
\$500,000 to \$999,999	8	
\$100,000 to \$499,999	6	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	
\$30,000 to \$79,999	4	
\$10,000 to \$29,999	3	3
\$5,000 to \$9,999	2	
less than \$5,000	1	

Estimated local income taxes generated from jobs created (Double points for start-up)

\$30,000 or more	5	
\$10,000 to \$29,999	4	4
\$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	
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Estimated Percent of Business done outside
Allen County

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

JOBS (20 points possible)

Total number of permanent jobs retained

Over 250	10	
100 to 249	8	
50 to 99	6	
25 to 49	4	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	6
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 72

Length of Abatement

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

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

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

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

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	\$1,380,000	40%	\$552,000	\$552,000	100%	0%	\$552,000	\$0	0.033065	\$0	\$18,252
2	\$1,380,000	56%	\$772,800	\$772,800	90%	10%	\$695,520	\$77,280	0.033065	\$2,555	\$22,997
3	\$1,380,000	42%	\$579,600	\$579,600	80%	20%	\$463,680	\$115,920	0.033065	\$3,833	\$15,332
4	\$1,380,000	32%	\$441,600	\$441,600	70%	30%	\$309,120	\$132,480	0.033065	\$4,380	\$10,221
5	\$1,380,000	30%	\$414,000	\$414,000	60%	40%	\$248,400	\$165,600	0.033065	\$5,476	\$8,213
6	\$1,380,000	30%	\$414,000	\$414,000	50%	50%	\$207,000	\$207,000	0.033065	\$6,844	\$6,844
7	\$1,380,000	30%	\$414,000	\$414,000	40%	60%	\$165,600	\$248,400	0.033065	\$8,213	\$5,476
8	\$1,380,000	30%	\$414,000	\$414,000	30%	70%	\$124,200	\$289,800	0.033065	\$9,582	\$4,107
9	\$1,380,000	30%	\$414,000	\$414,000	20%	80%	\$82,800	\$331,200	0.033065	\$10,951	\$2,738
10	\$1,380,000	30%	\$414,000	\$414,000	10%	90%	\$41,400	\$372,600	0.033065	\$12,320	\$1,369
11	\$1,380,000	30%	\$414,000	\$414,000	0%	100%	\$0	\$414,000	0.033065	\$13,689	\$0
TOTAL TAX SAVED							(10 yrs on 10 yr deduction)			\$95,549	
TOTAL TAX PAID							(10 yrs on 10 yr deduction)			\$64,155	