

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 2980 E. Coliseum Blvd., Fort Wayne, Indiana 46805 (Irwin Hodson Group LLC)

WHEREAS, Petitioner has duly filed its petition dated April 3, 2015 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 ten full-time, permanent jobs for a total new, annual payroll of \$435,000, with the average new annual job salary being \$43,500; and

WHEREAS, the total estimated project cost is \$1,165,000; 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:

- (a) Said Resolution shall be filed with the Allen County Assessor;
- (b) 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";
- (c) Common Council shall publish notice in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption and substance of this resolution and setting this designation as an "Economic Revitalization Area" for public hearing.

SECTION 3. That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall apply to a deduction of the assessed value of personal property for new manufacturing, logistical distribution, and information technology equipment.

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

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

- (a) If the proposed new manufacturing, logistical distribution, and information technology equipment is not installed, the approximate current year tax rates for this site would be \$3.2081/\$100.
- (b) If the proposed new manufacturing, logistical distribution, and information technology equipment is installed and no deduction is granted, the approximate current year tax rate for the site would be \$3.2081/\$100 (the change would be negligible).
- (c) 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 \$3.2081/\$100 (the change would be negligible).

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

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

SECTION 8. 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	85%
3	71%

4	57%
5	43%
6	29%
7	14%

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

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

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

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

Member of Council

APPROVED AS TO FORM AND LEGALITY

Carol Helton, City Attorney



CITY OF FT WAYNE

03/2013

APR 03 2015

ECONOMIC REVITALIZATION AREA APPLICATION
CITY OF FORT WAYNE, INDIANA

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

☐

Real Estate Improvements

☒

Personal Property Improvements

☐

Vacant Commercial or Industrial Building

Total cost of real estate improvements:

Total cost of manufacturing equipment improvements:

Total cost of research and development equipment improvements:

Total cost of logistical distribution equipment improvements:

Total cost of information technology equipment improvements:

\$ 1,120,000

\$ 35,000

\$ 10,000

TOTAL OF ABOVE IMPROVEMENTS:

\$ 1,165,000

GENERAL INFORMATIONReal property taxpayer's name: P&A Realty Inc.Personal property taxpayer's name: Irwin Hodson Group LLCTelephone number: (902) 667-3307Address listed on tax bill: 2980 Coliseum Blvd Suite 102 Fort Wayne Indiana 46805Name of company to be designated, if applicable: Irwin Hodson Group LLCYear company was established: 2000 (Reorganized)Address of property to be designated: 2980 E Coliseum BlvdReal estate property identification number: 02-08-30-428-001.000-072 (New Addition)Contact person name: Derek ChittyContact person telephone number: (902) 667-3307Contact person Email: dchitty@waldale.comContact person address: 17 Tantramar Crescent Amherst NS B4H 4J6

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Todd Lawrence	President & CEO	17 Tantramar Crescent, Amherst NS	(902) 667-3307
Paul Fussner	Vice President	189 Overlook Rd, Painesville OH	(440) 358-9488
Derek Chitty	CFO	17 Tantramar Crescent, Amherst NS	(902) 667-3307

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

NAME	PERCENTAGE
Utsch Inc.	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? All Indiana License Plates

What is the company's primary North American Industrial Classification Code (NAICs)? 332313

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

Irwin Hodson manufactures vehicle license plates for several US sates. This equipment will be used to manufacture license plates for the State of Indiana. There is also the option to manufacture license plates for other US States from this facility in the future.

Dollar amount of annual sales for the last three years:

Year	Annual Sales
2014	\$ 5,190,029.00
2013	\$ 4,558,269
2012	\$ 4,052,379

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

Customer Name	City/State	Annual Gross Sales
State Of Oregon	Salem, OR	\$ 1,500,000
Hawaii DMV	Honolulu, HI	\$ 1,250,000
South Carolina DMV (3M)	St. Paul, MN	\$ 325,000

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

Supplier Name	City/State	Annual Gross Purchases
3M	Dallas, Texas	\$ 800,000
Jupiter Aluminum	Hammond, Indiana	\$ 550,000
Intellectual Technology	Fort Wayne, Indiana	\$ 325,000

List the company's top three competitors:

Competitor Name	City/State
Various Correctional Industries (40 States)	Various

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

License plates for the entire State Of Indiana will be manufactured at this facility.

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

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

The building where the equipment will be installed was vacant and described as "near demolition state" several years ago. Since then it has been completely renovated and updated. This equipment will be installed in a newly constructed 11,000 square foot add-on facility.

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:

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

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

Projected construction start (month/year): _____

Projected construction completion (month/year): _____

☐ 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)

Manufacturing Equipment (1) Digital license plate printer (2) Sheeting rewinder (3) Sheeting graphic positioning system (4) Plate blanking line equipment and dies

Logistical Distribution Equipment (1) Forklift (2) Pallet workstation (3) stretch wrap machine

Information Technology Equipment (1) Office computers (2) Office printers

☐ 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): 05/2015

Date last piece of equipment will be installed (month/year): 08/2015

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

Digital License Plate Printer 10 Years

Sheeting Rewinder 10 Years

Sheeting Graphic Positioning System 10 Years

Plate Blanking Dies 10 Years

Forklift 7 Years

Pallet Workstation 7 Years

Stretch Wrap Machine 7 Years

Office Computers 3 Years

Office Printers 3 Years

ELIGIBLE VACANT BUILDING INFORMATION

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

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

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

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

Projected occupancy date (month/year): _____

Describe the efforts of the owner or previous owner in regards to selling, leasing or renting the eligible vacant building during the period the eligible vacant building was unoccupied including how much the building was offered for sale, lease, or rent by the owner or a previous owner during the period the eligible vacant building was unoccupied.

PUBLIC BENEFIT INFORMATION

EMPLOYMENT INFORMATION FOR FACILITY TO BE DESIGNATED

ESTIMATE OF EMPLOYEES AND PAYROLL FOR FORT WAYNE FACILITY REQUESTING ECONOMIC REVITALIZATION AREA DESIGNATION

Please be specific on job descriptions. When listing the occupation codes, please avoid using the "Major Occupational Groupings" (i.e. 11-000, 13-000, 15-000, etc.) which are more general in nature. Instead, use specific occupation codes (i.e. 11-1021, 13-1081, 15-2041 etc) for each created and retained job. To fill out information on occupation and occupation code, use data available through Occupation Employment Statistics for Fort Wayne

http://www.bls.gov/oes/current/oes_23060.htm

Current Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Operations Manager	11-1021	1	\$ 120,000
Blanking Operator	51-4031	2	\$ 70,000
QC and Packaging	51-9111	5	\$ 175,000
Digital Printer Operator	27-1024	2	\$ 70,000

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:

When will you reach the levels of employment shown above? (month/year): 08/2015

REQUIRED ATTACHMENTS

The following must be attached to the application.

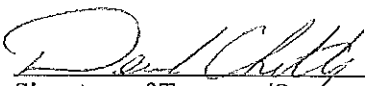
1. **Statement of Benefits Form(s) (first page/front side completed)**
2. **Full legal description of property and a plat map identifying the property boundaries. (Property tax bill legal descriptions are not sufficient.) Should be marked as Exhibit A.**
3. **Check for non-refundable application fee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

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

CERTIFICATION

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

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



 Signature of Taxpayer/Owner

DEREK CHITTY, CFO

 Printed Name and Title of Applicant

March 13/15

 Date

P&A Realty, Inc.
2021 Randall Road
Fort Wayne, IN 46804

March 13, 2015

Mr. Adam Welch
City of Fort Wayne
Community Development Division
200 E. Berry Street, Suite 320
Fort Wayne, IN 46802

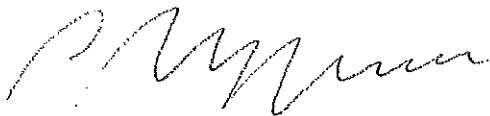
RE: Awareness and support of tax abatement for 2980 E. Coliseum Blvd., Fort Wayne, Indiana

Dear Mr. Welch,

I am the President and Owner of P&A Realty, Inc. Irwin Hodson Group will be sub-leasing the property at 2980 E. Coliseum Boulevard in Fort Wayne, owned by P&A Realty, Inc. P&A Realty, Inc. is aware and in full support of Irwin Hodson Group LLC in its efforts to secure a tax abatement and hiring grants for this location.

Sincerely,

P&A Realty, Inc.

A handwritten signature in black ink, appearing to read 'P. Bruggeman', written in a cursive style.

Patrick J. Bruggeman
President & Owner

**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

APR 03 2015

COMMUNITY DEVL
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 Irwin Hodson Group LLC					Name of contact person Derek Chitty				
Address of taxpayer (number and street, city, state, and ZIP code) 12067 NE Glenn Widing DR Suite 103 Portland Oregon 97220							Telephone number (902) 667-3307		
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT									
Name of designating body Fort Wayne Common Council					Resolution number (s)				
Location of property 2980 E Coliseum Blvd Suite 102				County Fort Wayne		DLGF taxing district number 072			
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.) Motor vehicle license plate manufacturing equipment, including high-speed digital printers, license plate cutting equipment and dies, material handling equipment, reflective sheeting applicator, and packaging equipment.					ESTIMATED				
							START DATE	COMPLETION DATE	
					Manufacturing Equipment		05/01/2015	08/01/2015	
					R & D Equipment				
					Logist Dist Equipment		05/01/2015	08/01/2015	
IT Equipment		05/01/2015	08/01/2015						
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT									
Current number 0	Salaries 0		Number retained 0		Salaries 0		Number additional 10		Salaries 435,000
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		LOGIST DIST EQUIPMENT		IT EQUIPMENT		
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	
Current values									
Plus estimated values of proposed project	1,120,000				35,000		10,000		
Less values of any property being replaced									
Net estimated values upon completion of project	1,120,000				35,000		10,000		
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) March 10, 2015		
Printed name of authorized representative Derek Chitty					Title CFO				

Exhibit "A"

Tract #2 Lease Area Description

PART OF THE SOUTHEAST ONE QUARTER OF SECTION 30, TOWNSHIP 31 NORTH, RANGE 13 EAST, ALLEN COUNTY, INDIANA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT NUMBER 174 IN THE PLAT AS RECORDED OF KIRKWOOD PARK ADDITION, SECTION "F", IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY; THENCE RUNNING NORTH ON THE EAST LINE PRODUCED NORTH, OF SAID LOT, A DISTANCE OF 68.0 FEET; THENCE BY A DEFLECTION RIGHT OF 90 DEGREES 02 MINUTES 44 SECONDS, A DISTANCE OF 150.77 FEET; THENCE BY A DEFLECTION LEFT OF 90 DEGREES 00 MINUTES, A DISTANCE OF 117.01 FEET; THENCE BY A DEFLECTION RIGHT OF 90 DEGREES 00 MINUTES, A DISTANCE OF 12.60 FEET TO THE CENTERLINE OF A 60 FEET ACCESS, DRAINAGE, AND UTILITY EASEMENT DESCRIBED IN DOC. 960029854 AND THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE CONTINUING ON SAID LINE A DISTANCE OF 34.34 FEET; THENCE BY A DEFLECTION RIGHT OF 23 DEGREES 33 MINUTES 39 SECONDS, A DISTANCE OF 205.07 FEET; THENCE BY A DEFLECTION RIGHT OF 90 DEGREES 18 MINUTES 03 SECONDS, A DISTANCE OF 12.30 FEET; THENCE BY A DEFLECTION LEFT OF 89 DEGREES 39 MINUTES 17 SECONDS, A DISTANCE OF 101.10 FEET; THENCE BY A DEFLECTION LEFT OF 90 DEGREES 16 MINUTES 20 SECONDS A DISTANCE OF 39.98 FEET; THENCE BY A DEFLECTION RIGHT OF 90 DEGREES 00 MINUTES, A DISTANCE OF 44.0 FEET; THENCE BY A DEFLECTION RIGHT OF 90 DEGREES 00 MINUTES, A DISTANCE OF 40.19 FEET; THENCE BY A DEFLECTION LEFT OF 89 DEGREES 43 MINUTES 40 SECONDS A DISTANCE OF 53.02 FEET; THENCE BY A DEFLECTION RIGHT OF 90 DEGREES 00 MINUTES, A DISTANCE OF 206.67 FEET; THENCE BY A DEFLECTION RIGHT OF 39 DEGREES 57 MINUTES 57 SECONDS, A DISTANCE OF 219.85 FEET; THENCE BY A DEFLECTION RIGHT OF 26 DEGREES 12 MINUTES 52 SECONDS, A DISTANCE OF 41.17 FEET TO THE CENTERLINE OF SAID 60' ACCESS, DRAINAGE, AND UTILITY EASEMENT; THENCE BY A DEFLECTION RIGHT OF 89 DEGREES 59 MINUTES 57 SECONDS, A DISTANCE OF 530.37 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 10.29 FEET, AND SUBTENDED BY A CHORD DEFLECTING LEFT 1 DEGREE 57 MINUTES 58 SECONDS AND A CHORD LENGTH OF 10.29 FEET TO THE POINT OF BEGINNING, CONTAINING 3.041 ACRES, MORE OR LESS.

PART OF PARENT PARCEL TAX I.D. NO. 02-03-30-428-001.000-072.

THIS DESCRIPTION WAS PREPARED FOR THE ZACHER COMPANY, IAB FINANCIAL BANK, AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY BY BERTSCH-FRANK & ASSOCIATES, LLC. AND CERTIFIED BY MATTHEW G. BERTSCH, P.L.S. INDIANA REGISTERED LAND SURVEYOR NO. 20200087.



Matthew G. Bertsch

MATTHEW G. BERTSCH, P.L.S.
INDIANA REGISTERED LAND SURVEYOR NO. 20200087



**BERTSCH - FRANK
& ASSOCIATES, LLC**

Land Surveying Land Planning
4639 W. Jefferson Blvd. #6 Telephone (260) 459-9393
Fort Wayne, Indiana 46804 Escanaba (260) 459-9306

**Park 3000 Business Park
Tract #2 Lease Area Exhibit
Exhibit "A"
IAB Financial
The Zacher Company**

REVISIONS

MARK	DATE	DESCRIPTION

CAD FILE:	135672Exhibit
DRAWN BY:	ARF
CHECKED BY:	MGB
DATE:	10/14/2013
PRJCT. NO.:	13567200

Tract #2 Lease Area			
	Deflection	Distance	
1		68.00'	2
2	Rt. 90°02'44"	150.77'	3
3	Lt. 90°00'	117.81'	4
4	Rt. 90°00'	12.60'	5
5	00°00'00"	34.34'	6
6	Rt. 23°33'39"	203.07'	7
7	Rt. 90°18'03"	72.50'	8
8	Lt. 89°39'17"	101.10'	9
9	Lt. 90°15'20"	39.98'	10
10	Rt. 90°00'	44.0'	11
11	Rt. 90°00'	40.19'	12
12	Lt. 89°43'40"	58.02'	13
13	Rt. 90°00'	206.67'	14
14	Rt. 39°57'57"	279.85'	15
15	Rt. 25°12'52"	41.17'	16
16	Rt. 89°59'37"	530.37'	17
17	150.00' R. (ARC) Lt. 1°57'58" (CH)	10.29' (ARC) 10.29' (CH)	1

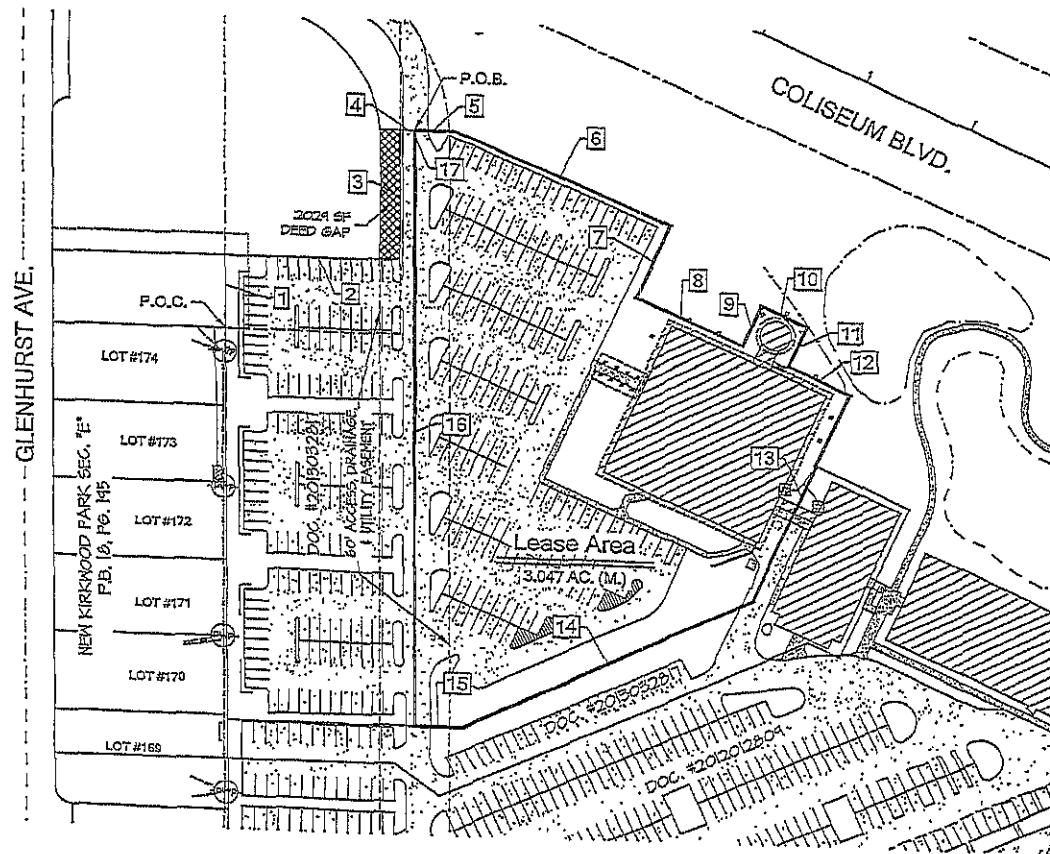
(CH) INDICATES VALUES ARE FOR THE CHORD OF A CURVE.
(ARC) INDICATES CURVE GEOMETRY.



Matthew G. Bertsch, P.L.S.
INDIANA REGISTERED LAND SURVEYOR NO. 20200087

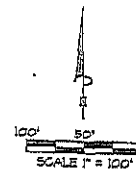
I HEREBY CERTIFY THAT THIS PLAT WAS MADE UNDER MY SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

AND I AFFIRM, UNDER THE PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.



General Notes:

1. BEING A PART OF THE SAME PROPERTY CONVEYED TO IAB FINANCIAL BANK PER DOC. 2015032817 IN THE ALLEN COUNTY RECORDER'S OFFICE.
2. PARCEL LIMITS SHOWN ARE PER ALTA/ACSM LAND TITLE SURVEY PERFORMED BY BERTSCH-FRANK & ASSOC., LLC, DATED SEPTEMBER 16, 2015.
3. PART OF TAX PARCEL: 02-03-30-428-001,000-0712
4. THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.



BERTSCH - FRANK & ASSOCIATES, LLC
Land Surveying
4630 W. Jefferson Blvd. #6
Fort Wayne, Indiana 46804
Telephone (260) 459-9393
Facsimile (260) 459-9303

Park 3000 Business Park
Tract #2 Lease Area Exhibit
Exhibit "B"
IAB Financial
The Zacher Company

REVISIONS

MARK	DATE	DESCRIPTION

CAD FILE: 356125M01
DRAWN BY: ARF
CHECKED BY: MGB
DATE: 10/14/2015
PRJCT. NO.: 15561,200

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Irwin Hodson Group LLC is requesting the designation of an Economic Revitalization Area for personal property improvements in the amount of \$1,165,000. Irwin Hodson Group LLC will purchase and install new manufacturing, logistical distribution, and information technology equipment.**

EFFECT OF PASSAGE: **Purchasing and installing the new manufacturing, logistical distribution, and information technology equipment will allow Irwin Hodson Group LLC to manufacture license plates for the State of Indiana. There is also the option to manufacture license plates for other U.S. states from this facility in the future. Ten full-time jobs will be created as a result of the project.**

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

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

ASSIGNED TO COMMITTEE (PRESIDENT): **Thomas Didier and Russ Jehl**

MEMORANDUM



TO: City Council
FROM: Adam Welch, Economic Development Specialist
DATE: April 7, 2015
RE: Request for designation by Irwin Hodson Group LLC as an ERA for personal property improvements

BACKGROUND

PROJECT ADDRESS:	2980 E. Coliseum Blvd.	PROJECT LOCATED WITHIN:	N/A
PROJECT COST:	\$1,165,000	COUNCILMANIC DISTRICT:	2

COMPANY PRODUCT OR SERVICE:	Irwin Hodson Group LLC manufactures vehicle license plates for several U.S. states.
PROJECT DESCRIPTION:	Irwin Hodson Group LLC will purchase and install manufacturing, logistical distribution, and information technology equipment which will be used to manufacture license plates for the State of Indiana. There is also the option to manufacture license plates for other U.S. states from this facility in the future.

CREATED

RETAINED

JOBS CREATED (FULL-TIME):	10	JOBS RETAINED (FULL-TIME):	0
JOBS CREATED (PART-TIME):	0	JOBS RETAINED (PART-TIME):	0
TOTAL NEW PAYROLL:	\$ 435,000	TOTAL RETAINED PAYROLL:	\$0
AVERAGE SALARY (FULL-TIME NEW):	\$ 43,500	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?

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 BTI; Business, Technology and Industrial Park

Yes ☐ No ☒ N/A ☐

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

Yes ☒ No ☐ N/A ☐

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

Yes ☐ No ☒ N/A ☐

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

Yes ☐ No ☒ N/A ☐

Project encourages preservation of an historically or architecturally significant structure?

Yes ☐ No ☒ N/A ☐

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

Yes ☐ No ☒ N/A ☐

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

Yes ☒ No ☐ N/A ☐

ERA designation induces employment opportunities for Fort Wayne area residents?

Yes ☒ No ☐ N/A ☐

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

POLICY

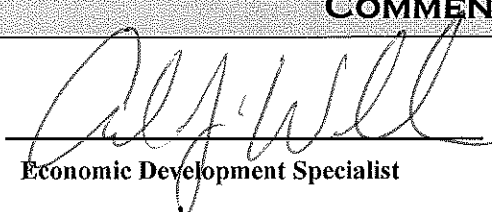
Per the policy of the City of Fort Wayne, the following guidelines apply to this project:

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

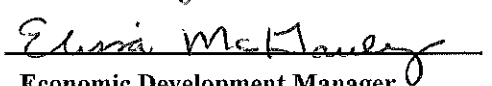
Under Fort Wayne Common Council's tax phase-in policies and procedures, Irwin Hodson Group LLC is eligible for a seven year deduction on personal property improvements. Attached is a spreadsheet that shows how the application scored under the review system. Also attached is an estimate of the taxes saved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

COMMENTS

Signed:


 Economic Development Specialist

Reviewed:


 Economic Development Manager

COMMUNITY DEVELOPMENT DIVISION

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	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	
\$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	5
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Estimated Percent of Business done outside

Allen County

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

JOBS (20 points possible)

Total number of permanent jobs retained

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

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

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

WAGES (20 points possible)

Median salary of the jobs created and/or retained

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

BENEFITS (10 points possible)

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

SUSTAINABILITY

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

Total	64
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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%	

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

PERSONAL PROPERTY TAX ABATEMENT - 7 yr Schedule

Year	True Cash Value	"Pool 2"	True Tax Value	Assessed Value	Tax Abatement %	Tax Paid %	Deduction	Taxable A V	Tax Rate	Tax Paid	Tax Saved
1	\$1,165,000	40%	\$466,000	\$466,000	100%	0%	\$466,000	\$0	0.032081	\$0	\$14,950
2	\$1,165,000	56%	\$652,400	\$652,400	85%	15%	\$554,540	\$97,860	0.032081	\$3,139	\$17,790
3	\$1,165,000	42%	\$489,300	\$489,300	71%	29%	\$347,403	\$141,897	0.032081	\$4,552	\$11,145
4	\$1,165,000	32%	\$372,800	\$372,800	57%	43%	\$212,496	\$160,304	0.032081	\$5,143	\$6,817
5	\$1,165,000	30%	\$349,500	\$349,500	43%	57%	\$150,285	\$199,215	0.032081	\$6,391	\$4,821
6	\$1,165,000	30%	\$349,500	\$349,500	29%	71%	\$101,355	\$248,145	0.032081	\$7,961	\$3,252
7	\$1,165,000	30%	\$349,500	\$349,500	14%	86%	\$48,930	\$300,570	0.032081	\$9,643	\$1,570
8	\$1,165,000	30%	\$349,500	\$349,500	0%	100%	\$0	\$349,500	0.032081	\$11,212	\$0
9	\$1,165,000	30%	\$349,500	\$349,500	0%	100%	\$0	\$349,500	0.032081	\$11,212	\$0
10	\$1,165,000	30%	\$349,500	\$349,500	0%	100%	\$0	\$349,500	0.032081	\$11,212	\$0
11	\$1,165,000	30%	\$349,500	\$349,500	0%	100%	\$0	\$349,500	0.032081	\$11,212	\$0
TOTAL TAX SAVED									(10 yrs on 7 yr deduction)		<u>\$60,345</u>
TOTAL TAX PAID									(10 yrs on 7 yr deduction)		<u>\$70,466</u>

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