

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as unassigned - Adams Center Road and Logistics Drive, Fort Wayne, Indiana 46806 (Transpoint Intermodal, LLC)

WHEREAS, Petitioner has duly filed its petition dated May 11, 2016 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 64 full-time, permanent jobs for a total new, annual payroll of \$3,200,205, with the average new annual job salary being \$50,003; and

WHEREAS, the total estimated project cost is \$13,520,500; 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, 2021, 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 both a deduction of the assessed value of real estate and personal property for new logistical distribution equipment.

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

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

- 10 (a) If the proposed development does not occur, the approximate current year tax
11 rates for this site would be \$3.3154/\$100.
12 (b) If the proposed development does occur and no deduction is granted, the
13 approximate current year tax rate for the site would be \$3.3154/\$100 (the
14 change would be negligible).
15 (c) If the proposed development occurs and a deduction percentage of fifty percent
16 (50%) is assumed, the approximate current year tax rate for the site would be
17 \$3.3154/\$100 (the change would be negligible).
18 (d) If the proposed new logistical distribution equipment is not installed, the
19 approximate current year tax rates for this site would be \$3.3154/\$100.
20 (e) If the proposed new logistical distribution equipment is installed and no deduction
21 is granted, the approximate current year tax rate for the site would be
22 \$3.3154/\$100 (the change would be negligible).
23 (f) If the proposed new logistical distribution equipment is installed and a deduction
24 percentage of eighty percent (80%) is assumed, the approximate current year
25 tax rate for the site would be \$3.3154/\$100 (the change would be negligible).

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

29 **SECTION 7.** That, pursuant to I.C. 6-1.1-12.1, it is hereby determined that the
30 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 logistical distribution equipment shall be
for a period of ten years.

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

Year of Deduction	Percentage
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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 logistical distribution 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 11. 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 12. That, the taxpayer is non-delinquent on any and all property tax due to jurisdictions within Allen County, Indiana.

SECTION 13. 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

1 intentionally providing false information concerning the property owner's plans to continue
2 operation at the facility.

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

5 _____
6 Member of Council

7 APPROVED AS TO FORM AND LEGALITY

8 _____
9 Carol Helton, City Attorney
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CITY OF FT WAYNE

ECONOMIC REVITALIZATION AREA APPLICATION
CITY OF FORT WAYNE, INDIANA

MAY 11 2016

Enne

COMMUNITY DEVL.

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



Real Estate Improvements



Personal Property Improvements



Vacant Commercial or Industrial Building

Total cost of real estate improvements:

\$ 11,020,500

Total cost of manufacturing equipment improvements:

Total cost of research and development equipment improvements:

Total cost of logistical distribution equipment improvements:

\$ 2,500,000

Total cost of information technology equipment improvements:

TOTAL OF ABOVE IMPROVEMENTS:

\$ 13,520,500

GENERAL INFORMATION

Real property taxpayer's name: Transpoint Intermodal LLCPersonal property taxpayer's name: Transpoint Intermodal LLCTelephone number: 317.690.4840Address listed on tax bill: TBD - Adams Center Road, adjacent (north of) FedEx LTL

Name of company to be designated, if applicable: _____

Year company was established: 2015Address of property to be designated: TBD - Adams Center Road, adjacent (north of) FedEx LTL

Real estate property identification number: _____

Contact person name: Mr. Duard D. BallardContact person telephone number: (317) 690-4840Contact person Email: duard.ballard@transpoint.comContact person address: 8435 Keystone Crossing Boulevard, Suite 140, Indianapolis IN 46240

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Mr. Jorge Medina	CEO	Motolinia 89, Cimatario	(317) 690-4840
		Queretaro, Qro. 76030 Mexico	
Mr. Duard Ballard	COO	8435 Keystone Crossing Boulevard, Suite 140	(317) 690-4840
		Indianapolis IN 46240	

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

NAME	PERCENTAGE
Mr. Jorge Medina	80%
Mr. Duard Ballard	20%

- ☐ 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? estimated at 75%

What is the company's primary North American Industrial Classification Code (NAICs)? 488210

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

Development of a 74-acre (Phase I) intermodal ramp for the purpose of loading and unloading international shipping containers. Part of a global system geared primarily toward export of local agri-business and other products to Asia via ports in western Canada, United States and Mexico.

Dollar amount of annual sales for the last three years:

Year	Annual Sales
N/A	

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

Customer Name	City/State	Annual Gross Sales
Proprietary Business Information		

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

Supplier Name	City/State	Annual Gross Purchases
Proprietary Business Information		

List the company's top three competitors:

Competitor Name	City/State
Proprietary Business Information	

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

Development of an approximately 74 acre (Phase I) intermodal ramp for the purpose of loading and unloading international shipping containers. Part of a global system geared primarily toward export of local agri-business and other products to Asia via ports in western Canada, United States and Mexico. Additional services that could be provided include local pick-up and delivery (dray) of full or empty shipping containers, development of distribution centers (buildings, over time), 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?

This property has been for years, and is currently, undeveloped. It hosts seasonal crops. It was originally scheduled to be the expansion area for a now-closed adjacent landfill but became excess property when the landfill was closed several years ago.

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:

N/A

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:

Development of a 74-acre (Phase I) intermodal ramp for the purpose of loading and unloading international shipping containers. Development to include new rail sidings off the Chicago, Fort Wayne and Eastern (CF&E) operated tracks, heavy duty pavement, construction of administrative building(s), etc.

Projected construction start (month/year): 06/2016

Projected construction completion (month/year): 02/2017

☐ 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)

Logistical District Equipment - list currently being worked out with likely equipment supplier.

☐ 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): 11/2016

Date last piece of equipment will be installed (month/year): 02/2017

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

It is anticipated that this equipment will be depreciated via the straight line method, over 15 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
N/A			

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
N/A			

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Ramp Operators		60	\$ 3,000,192
Administrative Support		4	\$ 200,013

PUBLIC BENEFIT INFORMATION

Current Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
N/A			

Retained Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
N/A			

Additional Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
N/A			

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): 12/2019

REQUIRED ATTACHMENTS

The following must be attached to the application.

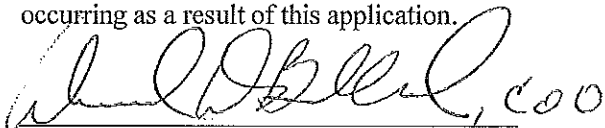
1. **Statement of Benefits Form(s)** (first page/front side completed)
2. **Full legal description of property and a plat map identifying the property boundaries.** (Property tax bill legal descriptions are not sufficient.) Should be marked as **Exhibit A**.
3. **Check for non-refundable application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

Dufard D. Ballard, Chief Operating Officer

Printed Name and Title of Applicant

05/11/2016

Date

**STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51767 (R6 / 10-14)

Prescribed by the Department of Local Government Finance

CITY OF FT WAYNE

MAY 11 2016 *4:00 PM*

COMMUNITY DEVL.

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

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 Transpoint Intermodal LLC					
Address of taxpayer (number and street, city, state, and ZIP code) 8435 Keystone Crossing Boulevard, Suite 140, Indianapolis IN 46240					
Name of contact person Mr. Duard D. Ballard, Chief Operating Officer		Telephone number (317) 690-4840		E-mail address duard.ballard@transpoint.com.mx	
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT			
Name of designating body Fort Wayne Common Council		Resolution number			
Location of property Adams Center Road, adjacent (north of) FedEx LTL		County Allen		DLGF taxing district number 077	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Development of a 74-acre (Phase I) intermodal ramp for the purpose of loading and unloading international shipping containers. Part of a global system geared primarily to export local agri-business and other products to Asia via ports in western Canada, United States and Mexico. Project includes rail sidings, pavement, administrative building(s).				Estimated start date (month, day, year) June 30, 2016	
				Estimated completion date (month, day, year) February 28, 2017	
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT			
Current number	Salaries	Number retained	Salaries	Number additional	Salaries
				64.00	\$3,200,205.00
SECTION 4		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT			
		REAL ESTATE IMPROVEMENTS			
		COST		ASSESSED VALUE	
Current values		157,000.00			
Plus estimated values of proposed project		11,020,500.00			
Less values of any property being replaced					
Net estimated values upon completion of project		11,177,500.00			
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
Estimated solid waste converted (pounds) 0.00		Estimated hazardous waste converted (pounds) 0.00			
Other benefits					
SECTION 6		TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.					
Signature of authorized representative <i>[Signature]</i>				Date signed (month, day, year) May 11, 2016	
Printed name of authorized representative Duyard D. Ballard				Title Chief Operating Officer	

**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

MAY 11 2016

Emc

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

- 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.
- 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.
- 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.
- 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)
- 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)

COMMUNITY DEVL

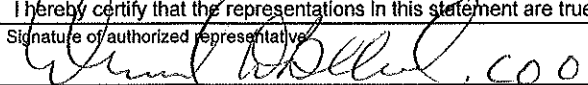
SECTION 1 TAXPAYER INFORMATION								
Name of taxpayer Transpoint Intermodal LLC			Name of contact person Mr. Duard Ballard, Chief Operating Officer					
Address of taxpayer (number and street, city, state, and ZIP code) 8435 Keystone Crossing Boulevard, Suite 140, Indianapolis IN 46240			Telephone number (317) 690-4840					
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT								
Name of designating body Fort Wayne Common Council			Resolution number (s)					
Location of property Adams Center Road, adjacent (north of) FedEx LTL		County Allen		DLGF taxing district number 077				
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.) Logistical Distribution Equipment - To be used to load and unload international shipping containers at Transpoint's planned intermodal ramp in Fort Wayne.			ESTIMATED					
			START DATE		COMPLETION DATE			
			Manufacturing Equipment					
			R & D Equipment					
			Logist Dist Equipment		11/01/2016	02/28/2017		
IT Equipment								
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT								
Current number 0	Salaries 0	Number retained 0	Salaries 0	Number additional 64 (by end of 2019)	Salaries \$3,200,205			
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					0.00	0.00		
Plus estimated values of proposed project					2,500,000.00	2,500,000.00		
Less values of any property being replaced								
Net estimated values upon completion of project					2,500,000.00	2,500,000.00		
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER								
Estimated solid waste converted (pounds) 0			Estimated hazardous waste converted (pounds) 0					
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) May 11, 2016				
Printed name of authorized representative Duard D. Ballard				Title Chief Operating Officer				

EXHIBIT A

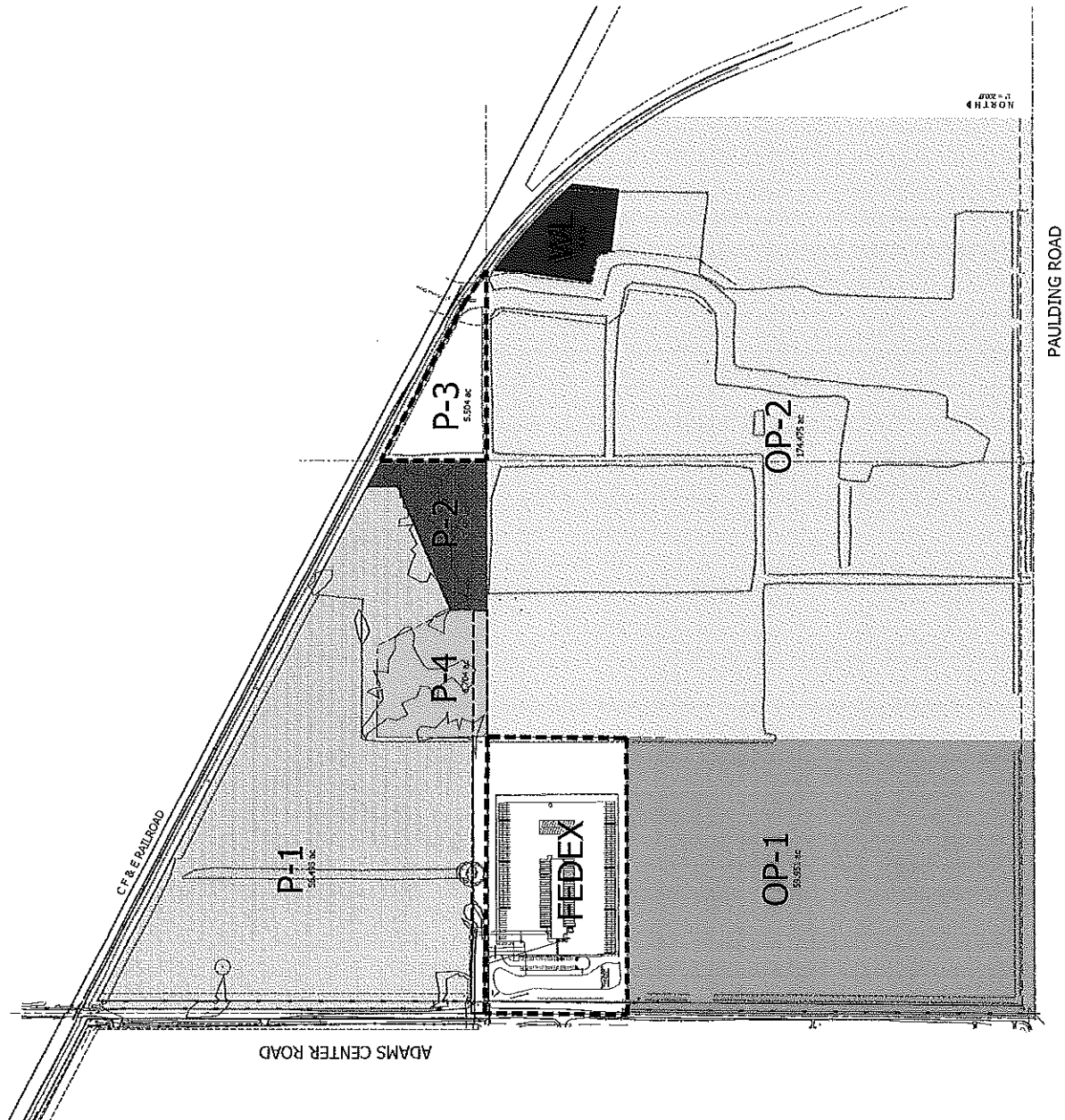
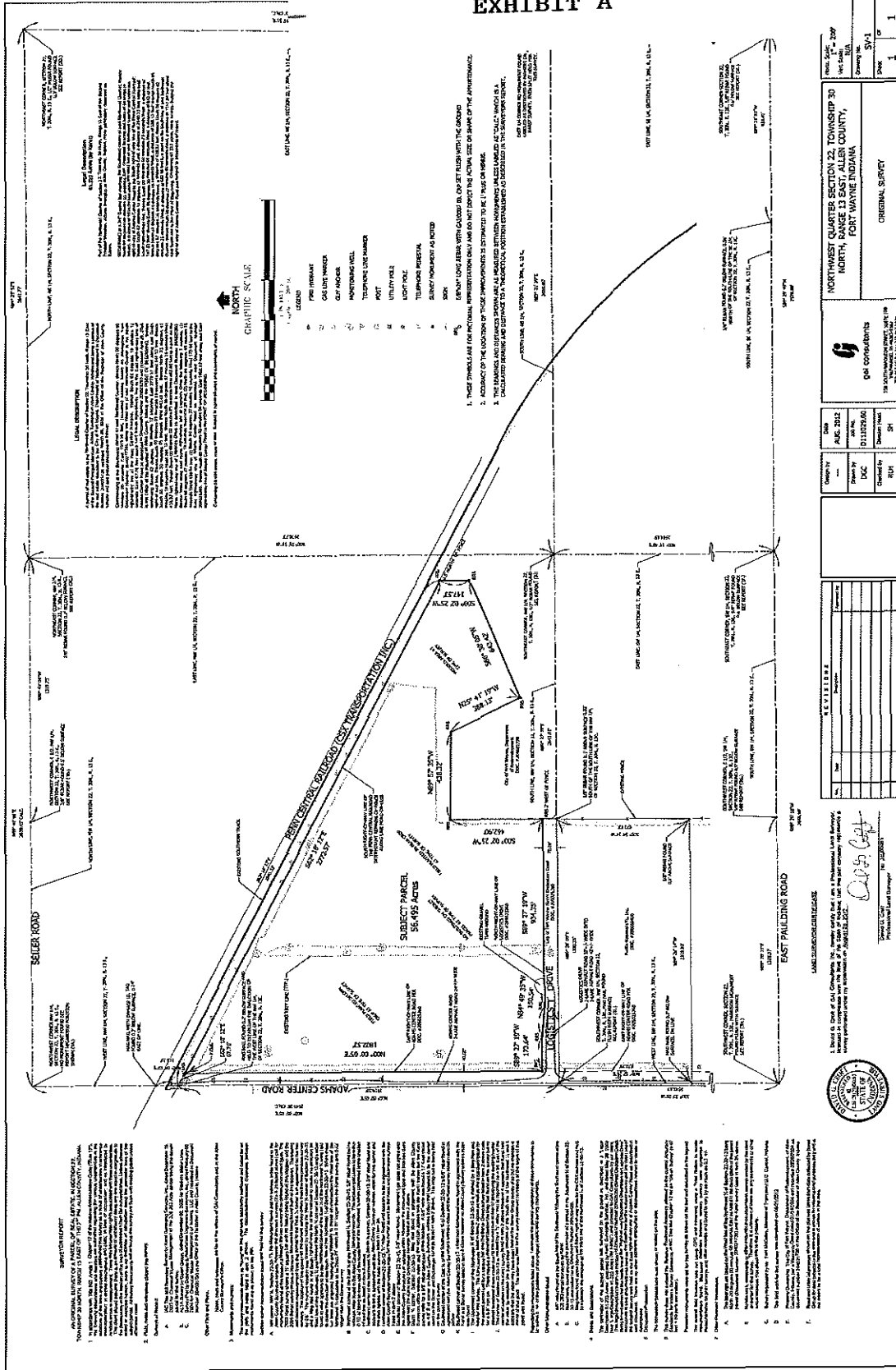
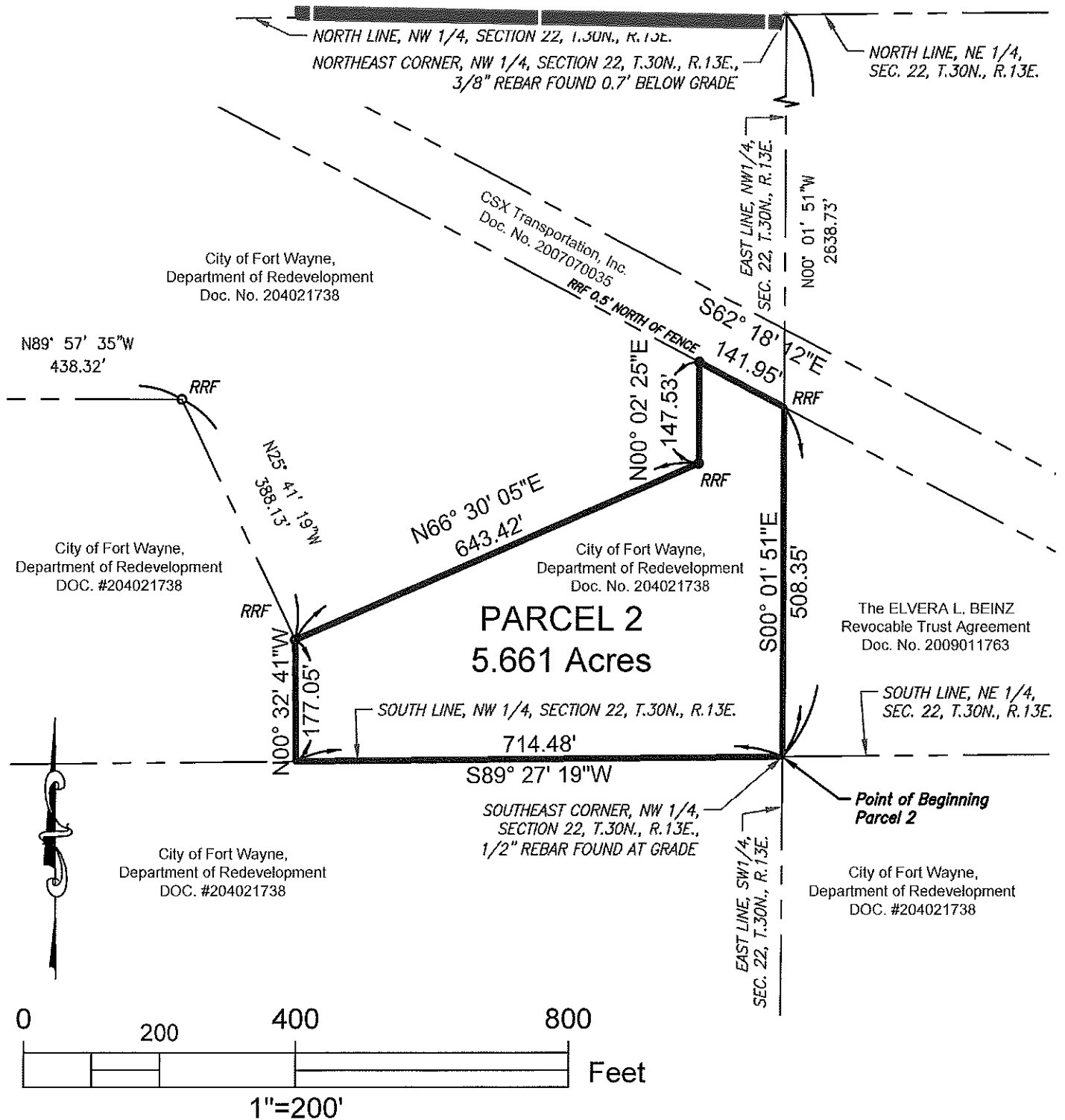


EXHIBIT A



ORIGINAL BOUNDARY SURVEY PROJECT: TRANSPORTATION CLIENT: TRANSPORTATION DATE: 10/1/2011 DRAWN BY: [Signature] CHECKED BY: [Signature] APPROVED BY: [Signature]		NORTHWEST QUARTER SECTION 22, TOWNSHIP 30 NORTH, RANGE 13 EAST, ALLEN COUNTY, IOWA ORIGINAL SURVEY DATE: 10/1/2011 DRAWN BY: [Signature] CHECKED BY: [Signature] APPROVED BY: [Signature]
1. THESE THINGS ARE FOR THE PURPOSE OF THE SURVEY AND DO NOT AFFECT THE RIGHTS OF THE PARTIES. 2. THE SURVEY IS FOR THE PURPOSE OF THE SURVEY AND DO NOT AFFECT THE RIGHTS OF THE PARTIES. 3. THE SURVEY IS FOR THE PURPOSE OF THE SURVEY AND DO NOT AFFECT THE RIGHTS OF THE PARTIES.		1. THESE THINGS ARE FOR THE PURPOSE OF THE SURVEY AND DO NOT AFFECT THE RIGHTS OF THE PARTIES. 2. THE SURVEY IS FOR THE PURPOSE OF THE SURVEY AND DO NOT AFFECT THE RIGHTS OF THE PARTIES. 3. THE SURVEY IS FOR THE PURPOSE OF THE SURVEY AND DO NOT AFFECT THE RIGHTS OF THE PARTIES.

EXHIBIT A



		 gai consultants	Property Address:	PROJECT
			Adams Center Road Fort Wayne, IN 46806	Parcel 2 Re-Zoning PLAT GAI Job No. D150791.00
			County: Allen	CLIENT
			Adams Township Section 22 T 30 N, R 13 E	Transpoint Intermodal, LLC
		Prepared for Transpoint Intermodal, LLC		EXHIBIT A
ISSUING OFFICE: Fort Wayne 1502 Magnavox Way Fort Wayne, IN 46804		Sheet 2 of 2		

EXHIBIT A

BOUNDARY DESCRIPTION
Parcel 2 Re-zoning

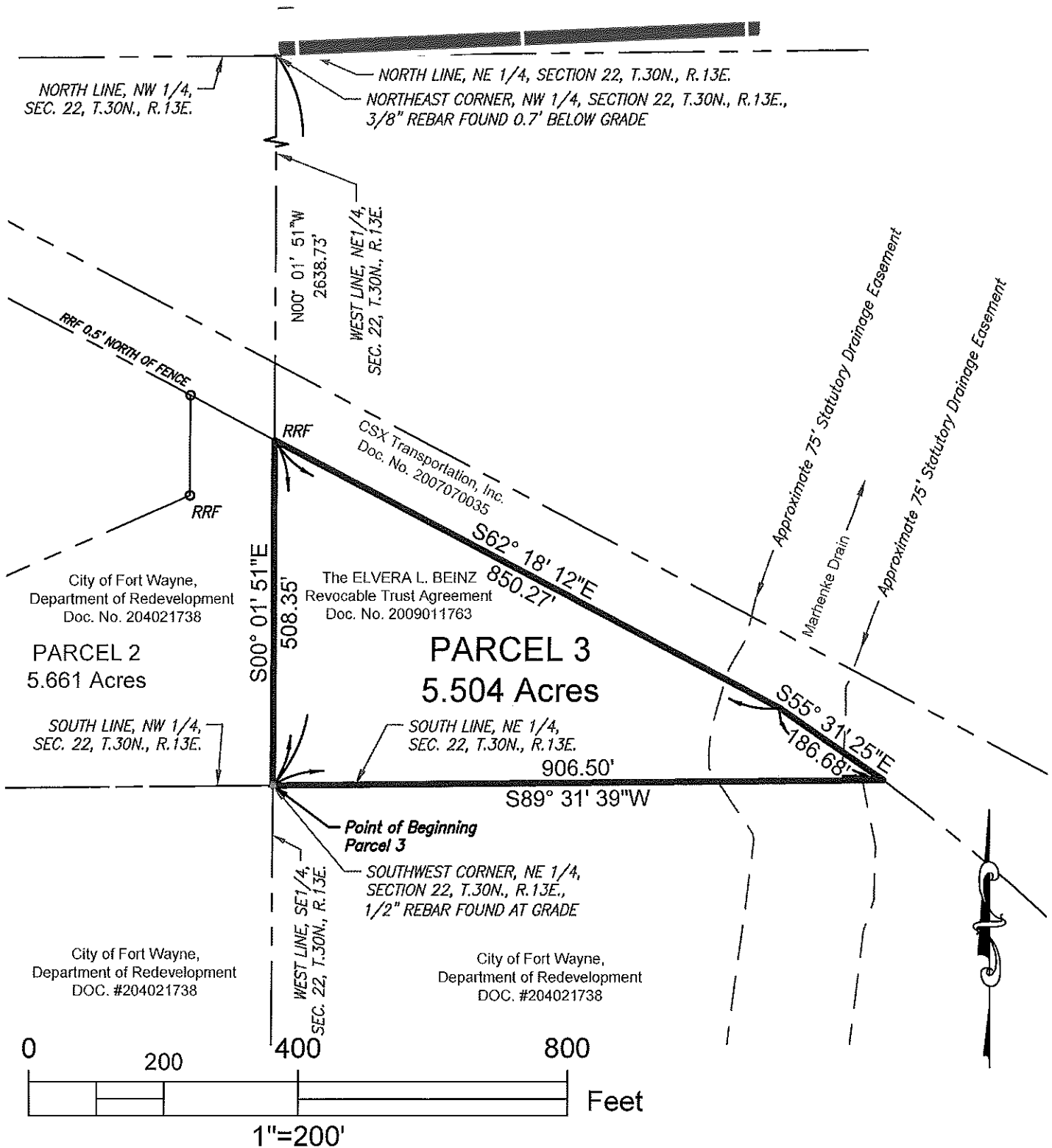
Part of the Northwest Quarter of Section 22, Township 30 North, Range 13 East of the Second Principal Meridian in Allen County, Indiana, being also part of those lands described in Document Number 204021738 as recorded in the Office of the Recorder of Allen County, Indiana, more particularly described as follows:

BEGINNING at a #4 rebar found marking the southeast corner of the Northwest Quarter of said Section 22; thence South 89 degrees 27 minutes 19 seconds West (assumed bearing based on description from Document Number 204021738) 714.48 feet along the southerly line of said Northwest Quarter; thence North 0 degrees 32 minutes 41 seconds West 177.05 feet; thence North 66 degrees 30 minutes 5 seconds East 643.42 feet; thence North 0 degrees 2 minutes 25 seconds East 147.53 feet to the southerly line of the CSX Transportation Inc. railroad (formerly Penn Central Railroad); thence South 62 degrees 18 minutes 12 second East a distance of 141.95 feet along said southerly line to the easterly line of said Northwest Quarter; thence South 0 degrees 1 minute 51 seconds East 508.35 feet along said easterly line to the POINT OF BEGINNING, containing 5.661 acres [246,597.227 square feet], more or less.

Subject to rights-of-way and easements of record.

		 gai consultants	Property Address:	PROJECT
			Adams Center Road Fort Wayne, IN 46806	Parcel 2 Re-Zoning DESCRIPTION GAI Job No. D150791.00
			County: Allen	CLIENT
			Adams Township Section 22 T 30 N, R 13 E	Transpoint Intermodal, LLC
		Prepared for Transpoint Intermodal, LLC		EXHIBIT A
		ISSUING OFFICE: Fort Wayne 1502 Magnavox Way Fort Wayne, IN 46804		Sheet 1 of 2

EXHIBIT A



		 gai consultants	Property Address:	PROJECT
			Adams Center Road Fort Wayne, IN 46806	Parcel 3 Re-Zoning PLAT GAI Job No. D150791.00
			County: Allen	CLIENT
			Adams Township Section 22 T 30 N, R 13 E	Transpoint Intermodal, LLC
		Prepared for Transpoint Intermodal, LLC		EXHIBIT A
		ISSUING OFFICE: Fort Wayne 1502 Magnavox Way Fort Wayne, IN 46804		Sheet 2 of 2

BOUNDARY DESCRIPTION
Parcel 3 Re-zoning

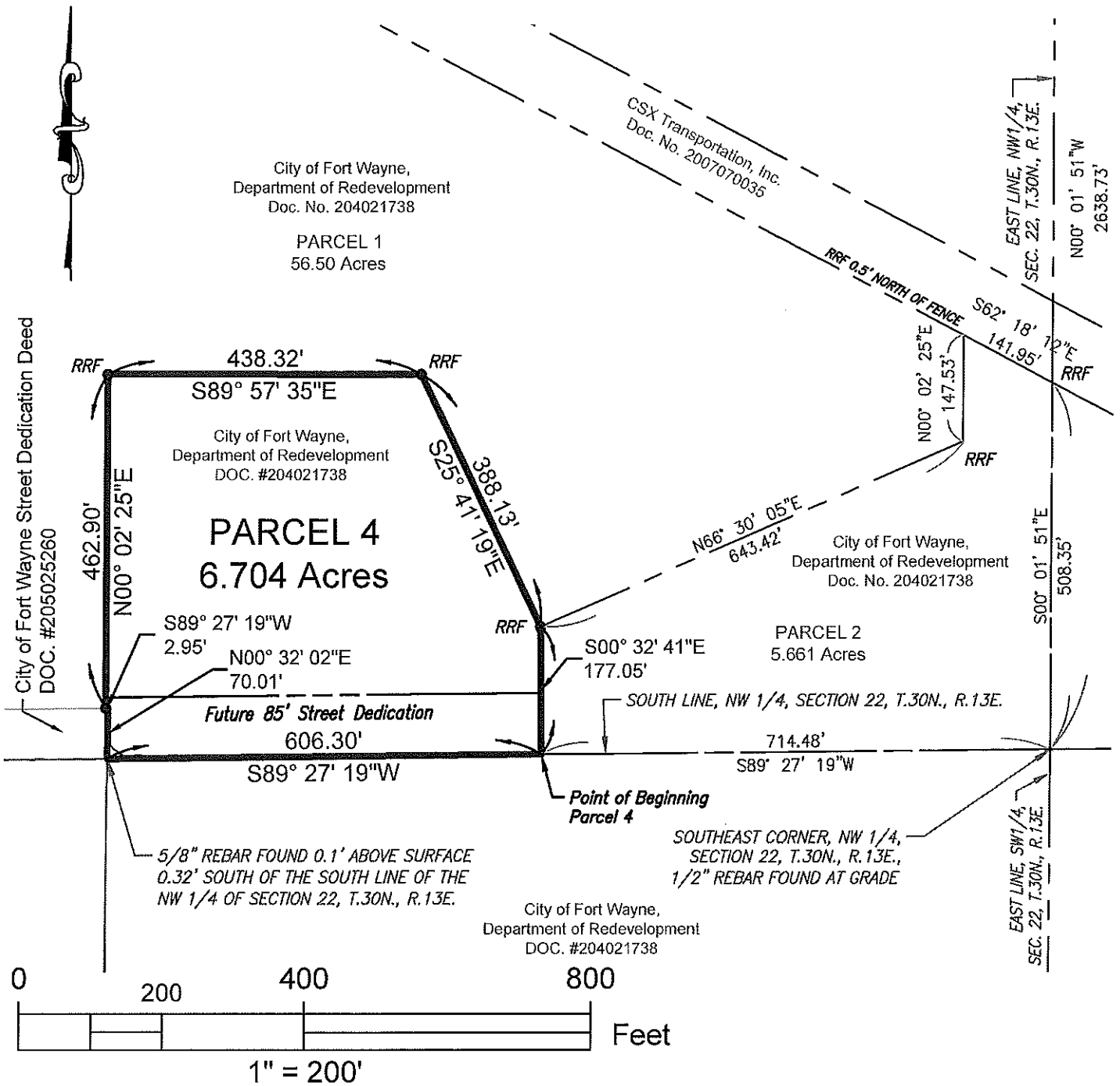
Part of the Northeast Quarter of Section 22, Township 30 North, Range 13 East of the Second Principal Meridian in Allen County, Indiana, being Tract 3 described in Document Number 2009011763 as recorded in the Office of the Recorder of Allen County, Indiana, more particularly described as follows:

BEGINNING at a #4 rebar found marking the southwest corner of the Northeast Quarter of said Section 22; thence North 0 degrees 1 minute 51 seconds West (assumed bearing based on description from Document Number 204021738) 508.35 feet (506.0 feet - Record) along the westerly line of said Northeast Quarter to the southerly line of the CSX Transportation Inc. railroad (formerly Penn Central Railroad); thence South 62 degrees 18 minutes 12 seconds East 850.27 feet (850.23 feet - Record) along said southerly line; thence continuing along said southerly line South 55 degrees 31 minutes 25 seconds East 186.68 feet (185.6 feet - Record) to the southerly line of said Northeast Quarter; thence South 89 degrees 31 minutes 39 seconds West 906.5 feet (Record) to the POINT OF BEGINNING, containing 5.504 acres (5.38 acres - Record) [239,769.083 square feet], more or less.

Subject to rights-of-way and easements of record.

		 gai consultants	Property Address:	PROJECT
			Adams Center Road Fort Wayne, IN 46806	Parcel 3 Re-Zoning DESCRIPTION GAI Job No. D150791.00
			County: Allen	CLIENT
			Adams Township Section 22 T 30 N, R 13 E	Transpoint Intermodal, LLC
		Prepared for Transpoint Intermodal, LLC		
ISSUING OFFICE: Fort Wayne 1502 Magnavox Way Fort Wayne, IN 46804			Sheet 1 of 2	

EXHIBIT A



This drawing is not intended to be represented as a retracement or original boundary survey, a route survey, or a Surveyor Location Report.

PRO FORMA SURVEY

		 gai consultants	Property Address:	PROJECT
			Adams Center Road Fort Wayne, IN 46806	Parcel 4 PLAT GAI Job No. D150791.00
			County: Allen	CLIENT
			Adams Township Section 22 T 30 N, R 13 E	Transpoint Intermodal, LLC
		Prepared for Transpoint Intermodal, LLC		EXHIBIT A
		ISSUING OFFICE: Fort Wayne 1502 Magnavox Way Fort Wayne, IN 46804		Sheet 2 of 2

EXHIBIT A

BOUNDARY DESCRIPTION

Parcel 4

Part of the Northwest Quarter of Section 22, Township 30 North, Range 13 East of the Second Principal Meridian in Allen County, Indiana, being also part of those lands described in Document Number 204021738 as recorded in the Office of the Recorder of Allen County, Indiana, more particularly described as follows:

Commencing at a 1/2 inch diameter rebar marking the southeast corner of the Northwest Quarter of said Section 22; thence South 89 degrees 27 minutes 19 seconds West (assumed bearing based on description from Document Number 204021738) 714.48 feet along the southerly line of said Northwest Quarter to the POINT OF BEGINNING; thence continuing South 89 degrees 27 minutes 19 seconds West 606.30 feet along the southerly line of said Northwest Quarter to the southeasterly corner of a street dedication described in Document Number 205025260, within said Recorder's Office; thence North 00 degrees 32 minutes 02 seconds East 70.01 feet to the northeasterly corner of said street dedication; thence South 89 degrees 27 minutes 19 seconds West 2.95 feet along the northerly line of said street dedication; thence North 00 degrees 02 minutes 25 seconds East 462.90 feet; thence South 89 degrees 57 minutes 35 seconds East 438.32 feet; thence South 25 degrees 41 minutes 19 seconds East 388.13 feet; thence South 0 degrees 32 minutes 41 seconds East 177.05 feet to the POINT OF BEGINNING, containing 6.704 acres [292,010 square feet], more or less.

Subject to rights-of-way and easements of record.

		 gai consultants	Property Address:	PROJECT
			Adams Center Road Fort Wayne, IN 46806	Parcel 4 DESCRIPTION GAI Job No. D150791.00
			County: Allen	CLIENT
			Adams Township Section 22 T 30 N, R 13 E	Transpoint Intermodal, LLC
		Prepared for Transpoint Intermodal, LLC		EXHIBIT A
ISSUING OFFICE: Fort Wayne 1502 Magnavox Way Fort Wayne, IN 46804			Sheet 1 of 2	

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Transpoint Intermodal, LLC is requesting the designation of an Economic Revitalization Area for both real and personal property improvements in the amount of \$13,520,500. Transpoint Intermodal, LLC will develop an intermodal ramp for the purpose of loading and unloading international shipping containers.**

EFFECT OF PASSAGE: **Transpoint Intermodal, LLC will develop its intermodal ramp on land that was previously planned to be the site for additional landfill operations. This development will provide the ability to transport goods and products via rail and truck. 64 full-time jobs will be created as a result of the project.**

EFFECT OF NON-PASSAGE: **Potential loss of development on a vacant site and 64 full-time jobs**

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

ASSIGNED TO COMMITTEE (PRESIDENT): **Glynn Hines and John Crawford**

MEMORANDUM



TO: City Council

FROM: Elissa McGauley, Economic Development Manager

DATE: May 16, 2016

RE: Request for designation by Transpoint Intermodal, LLC as an ERA for real and personal property improvements

BACKGROUND

PROJECT ADDRESS:	unassigned - Adams Center Road and Logistics Drive	PROJECT LOCATED WITHIN:	Redevelopment Area
PROJECT COST:	\$ 13,520,500	COUNCILMANIC DISTRICT:	6

COMPANY PRODUCT OR SERVICE:	
PROJECT DESCRIPTION:	Transpoint Intermodal, LLC will develop an intermodal ramp for the purpose of loading and unloading international shipping containers.

CREATED

RETAINED

JOBS CREATED (FULL-TIME):	64	JOBS RETAINED (FULL-TIME):	0
JOBS CREATED (PART-TIME):	0	JOBS RETAINED (PART-TIME):	0
TOTAL NEW PAYROLL:	\$ 3,200,205	TOTAL RETAINED PAYROLL:	\$ 0
AVERAGE SALARY (FULL-TIME NEW):	\$ 50,003	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 developed 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 a 74 acre parcel that is zoned I3, intensive industrial. 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?

Explain: Logistical distribution equipment will be purchase and installed for the facility.

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: 64 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, Transpoint Intermodal, LLC is eligible for ten year deductions on real and personal property improvements. Attached is a spreadsheet that shows how the application scored under the review system. Also attached is a calculation of property taxes saved/paid with the deduction.

COMMENTS

Signed and Reviewed:

Elissa McLaury
Economic Development Manager

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	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
\$10,000 to \$29,999	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	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	16
25-49	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	94
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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
\$10,000 to \$29,999	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	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	16
50-99	8	
25-49	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 (le LEED Certification)	5	
Construction uses techniques to minimize impact on Combined Sewer Overflows (CSOs)	5	5

Total	101
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Length of Abatement

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

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

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

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

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	\$2,500,000	40%	\$1,000,000	\$1,000,000	100%	0%	\$1,000,000	\$0	0.033154	\$0	\$33,154
2	\$2,500,000	56%	\$1,400,000	\$1,400,000	90%	10%	\$1,260,000	\$140,000	0.033154	\$4,642	\$41,774
3	\$2,500,000	42%	\$1,050,000	\$1,050,000	80%	20%	\$840,000	\$210,000	0.033154	\$6,962	\$27,849
4	\$2,500,000	32%	\$800,000	\$800,000	70%	30%	\$560,000	\$240,000	0.033154	\$7,957	\$18,566
5	\$2,500,000	30%	\$750,000	\$750,000	60%	40%	\$450,000	\$300,000	0.033154	\$9,946	\$14,919
6	\$2,500,000	30%	\$750,000	\$750,000	50%	50%	\$375,000	\$375,000	0.033154	\$12,433	\$12,433
7	\$2,500,000	30%	\$750,000	\$750,000	40%	60%	\$300,000	\$450,000	0.033154	\$14,919	\$9,946
8	\$2,500,000	30%	\$750,000	\$750,000	30%	70%	\$225,000	\$525,000	0.033154	\$17,406	\$7,460
9	\$2,500,000	30%	\$750,000	\$750,000	20%	80%	\$150,000	\$600,000	0.033154	\$19,892	\$4,973
10	\$2,500,000	30%	\$750,000	\$750,000	10%	90%	\$75,000	\$675,000	0.033154	\$22,379	\$2,487
11	\$2,500,000	30%	\$750,000	\$750,000	0%	100%	\$0	\$750,000	0.033154	\$24,866	\$0
TOTAL TAX SAVED							(10 yrs on 10 yr deduction)				\$173,561
TOTAL TAX PAID							(10 yrs on 10 yr deduction)				\$116,536