

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 2817 Goshen Road, Fort Wayne, Indiana 46809 (Accutech Mold & Machine, Inc./Keldar Properties)

WHEREAS, Petitioner has duly filed its petition dated December 30, 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 three full-time, permanent jobs for a total new, annual payroll of \$66,000, with the average new annual job salary being \$22,000 and retain 78 full-time, permanent jobs for a total current annual payroll of \$2,811,000, with the average current, annual job salary being \$36,038; and

WHEREAS, the total estimated project cost is \$2,250,000; 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, 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.

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 equipment improvements.

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

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

- 13 (a) If the proposed development does not occur, the approximate current year tax
14 rates for this site would be \$3.5045/\$100.
15 (b) If the proposed development does occur and no deduction is granted, the
16 approximate current year tax rate for the site would be \$3.5045/\$100 (the
17 change would be negligible).
18 (c) If the proposed development occurs and a deduction percentage of fifty percent
19 (50%) is assumed, the approximate current year tax rate for the site would be
20 \$3.5045/\$100 (the change would be negligible).
21 (d) If the proposed new manufacturing equipment is not installed, the approximate
22 current year tax rates for this site would be \$3.5045/\$100.
23 (e) If the proposed new manufacturing equipment is installed and no deduction is
24 granted, the approximate current year tax rate for the site would be
25 \$3.5045/\$100 (the change would be negligible).
26 (f) If the proposed new manufacturing equipment is installed and a deduction
27 percentage of eighty percent (80%) is assumed, the approximate current year
28 tax rate for the site would be \$3.5045/\$100 (the change would be negligible).

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

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

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

Year of Deduction	Percentage
1	100%
2	85%
3	71%
4	57%
5	43%
6	29%
7	14%
8	0%

SECTION 9. The deduction schedule from the assessed value of new personal property for manufacturing equipment pursuant to I.C. 6-1.1-12.1-17 shall look like this:

Year of Deduction	Percentage
1	100%
2	20%
3	40%
4	60%
5	80%
6	0%

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

SECTION 14. 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

Carol Helton, City Attorney

DEC 30 2016
CRY

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:

\$2,000,000.00

Total cost of manufacturing equipment improvements:

\$250,000.00

Total cost of research and development equipment improvements:

Total cost of logistical distribution equipment improvements:

Total cost of information technology equipment improvements:

TOTAL OF ABOVE IMPROVEMENTS:

\$0 \$2,250,000.00

GENERAL INFORMATION

Real property taxpayer's name:

Keldar Properties, LLC

Personal property taxpayer's name:

Accutech Mold & Machine, Inc.

Telephone number:

260-471-6102

Address listed on tax bill:

2817 Goshen Rd

Name of company to be designated, if applicable:

Accutech Mold & Machine

Year company was established:

1996

Address of property to be designated:

2817 Goshen Rd.

Real estate property identification number:

02-07-28-201-004.000-073

Contact person name:

Kelly Geiger

Contact person telephone number:

260-471-6102

Contact person Email:

Kgeiger@accutechmold

Contact person address:

2817 Goshen Road, Fort Wayne, In 46808 inc.com

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Kelly Geiger	President	2817 Goshen Rd Ft Wayne	260-471-6102
Darrin Geiger	V-President	2817 Goshen Rd Ft Wayne	260-471-6102

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

NAME	PERCENTAGE
Kelly Geiger	60
Darrin Geiger	40

- ☐ 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? 90%

What is the company's primary North American Industrial Classification Code (NAICs)? 333249

Describe the nature of the company's business, product, and/or service: Manufacture + repair plastic injection molds, plastic injection molding.

Dollar amount of annual sales for the last three years:

Year	Annual Sales
2015	8,766,330.00
2014	7,013,173.00
2013	6,594,085.00

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

Customer Name	City/State	Annual Gross Sales
PK USA	Shelbyville, In	2,739,426.00
Tribar Manufacturing	Howell	966,734.00
Llink Technologies	Brown City, MI	577,544.00

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

Supplier Name	City/State	Annual Gross Purchases
Poly One	Elyria, OH	498,768.00
Chase Plastics	Detroit, MI	150,305.00
A. Schulman	Chicago, IL	260,814.00

List the company's top three competitors:

Competitor Name	City/State
Luttmann Tool + Engineering	MI
Decatur Plastics	North Vernon, In
Precision Plastics	Columbia City, In

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

Injection Molding / Mold building & repair

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?

AMM is located on a stretch of Gashen Rd that has seen a decline in good jobs for the better part of a decade. Neighboring businesses detract from the good location and proximity to the interstate.

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:

There are two industrial buildings on site.

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

Fair to above average.

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

5,000 square feet of office/breakrooms/bathrooms

6,000 square feet of manufacturing

17,000 square feet of raw/finish goods, storage.

Projected construction start (month/year): April/2017

Projected construction completion (month/year): November/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)

☐ 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): 08/2017

Date last piece of equipment will be installed (month/year): 12/2017

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

7 years

N/A

03/2013

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

Any information concerning the cost of the property and specific salaries paid to individual employees is confidential per Indiana Code (I.C. 6-1.1-12.1-5.1)

Current Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Management	11-0000	12	903,000-
Sales	41-0000	2	135,000-
Office	43-0000	3	90,000-
Production	51-0000	55	1,500,000-
Maintenance	49-0000	6	183,000-

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Management	11	12	903,000-
Sales	41	2	135,000-
Office	43	3	90,000-
Production	51	55	1,500,000-
Maintenance	49	6	183,000-

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Production	51-0000	3	66,000-

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:

401 K, Paid vacation & holidays

When will you reach the levels of employment shown above? (month/year): 12-31-18

REQUIRED ATTACHMENTS

The following must be attached to the application.

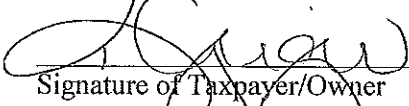
1. **Statement of Benefits Form(s) (first page/front side completed)**
2. **Full legal description of property and a plat map identifying the property boundaries. (Property tax bill legal descriptions are not sufficient.) Should be marked as Exhibit A.**
3. **Check for non-refundable application fee 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 no Improvement Location Permit or Structural Permit has been filed for construction of improvements, the occupation of the vacant building has not taken place and no 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, CF-1/PP for personal property improvements, and CF-1/VBD for vacant building deduction) 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 and CF-1/VBD 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

Kelly Greger President
Printed Name and Title of Applicant

12-28-16
Date



STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51764 (R4 / 11-15)

Prescribed by the Department of Local Government Finance

CITY OF FT WAYNE

FORM SB-1 / PP

DEC 30 2016
CPL

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 January 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 January 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 Accutech Mold & Machine, Inc.		Name of contact person Kelly Geiger							
Address of taxpayer (number and street, city, state, and ZIP code) 2817 Goshen Road, Fort Wayne, IN 46808		Telephone number (260) 471-6102							
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT							
Name of designating body Fort Wayne Common Council		Resolution number (s)							
Location of property 2817 Goshen Road		County Allen	DLGF taxing district number 02073						
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.) (3) Used plastic injection molding machines. (1) Water tower cooling system. (1) Overhead crane system.		ESTIMATED							
		START DATE	COMPLETION DATE						
		Manufacturing Equipment	08/01/2017 12/31/2017						
		R & D Equipment							
		Logist Dist Equipment							
IT Equipment									
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT							
Current number 78	Salaries \$2,811,000.00	Number retained 78	Salaries \$2,811,000.00	Number additional 3	Salaries \$66,000.00				
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		250,000							
Less values of any property being replaced									
Net estimated values upon completion of project									
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER							
Estimated solid waste converted (pounds)		Estimated hazardous waste converted (pounds)							
Other benefits:									
SECTION 6		TAXPAYER CERTIFICATION							
I hereby certify that the representations in this statement are true.									
Signature of authorized representative 		Date signed (month, day, year) 12/30/2016							
Printed name of authorized representative Kelly Geiger		Title President							

EXHIBIT A

Escrow File No.: 02-6016

EXHIBIT "A"

Part of the Northeast Quarter of Section 28, Township 31 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of said Northeast Quarter; thence South, along the West line of said Northeast Quarter (assumed bearing and basis for this description) a distance of 36.80 feet to a 1-1/2" pipe found on the South right-of-way line of California Road; thence South 83 degrees 12 minutes 56 seconds East, on said South right-of-way line, a distance of 390.22 feet (390.03 feet Deed) to a right-of-way marker found on the Southwesterly right-of-way line of Goshen Avenue; thence South 45 degrees 24 minutes 24 seconds East, on said Southwesterly right-of-way line, a distance of 203.65 feet (203.0 feet Deed) to a 1/2" rebar found; thence South 45 degrees 44 minutes 33 seconds East, on said Southwesterly right-of-way, a distance of 148.95 feet to a 5/8" rebar (capped Karst #0073); thence continuing South 45 degrees 44 minutes 33 seconds East, on said Southwesterly right-of-way line, a distance of 209.01 feet to a right-of-way marker found; thence South 41 degrees 02 minutes 46 seconds East, on said Southwesterly right-of-way line, a distance of 128.41 feet (129.71 feet Deed) to a 1" pipe found on a North line of an existing tract described in Document Number 202101397 in the Office of the Recorder of Allen County, Indiana monumenting the POINT OF BEGINNING; thence South 65 degrees 35 minutes 12 seconds West, on said North line, a distance of 102.49 feet to a railroad rail post found on the North line of said existing tract; thence South 89 degrees 58 minutes 27 second West, on said North line, a distance of 443.87 feet to a 1/2" Rebar monumenting the corner of a tract of land conveyed to Wise Holdings, LLC as found in Document #960005907; thence South 00 degrees 35 minutes 50 seconds West, on an East line of said Wise Holdings, LLC tract, a distance of 378.32 feet (378.07 feet Deed) to a 1/2" rebar found monumenting a corner of said Wise Holdings, LLC tract; thence South 89 degrees 45 minutes 21 seconds East, on a North line of said Wise Holdings, LLC tract, a distance of 488.25 feet (487.79 feet Deed) to a 1/2" Rebar found monumenting a corner of said Wise Holdings, LLC tract; thence North 25 degrees 08 minutes 23 seconds East, on a Northwestern line of said Wise Holdings, LLC tract, a distance of 71.70 feet to a 1/2" Rebar found monumenting a corner of said Wise Holdings, LLC tract; thence North 00 degrees 15 minutes 56 seconds East, on a West line of said Wise Holdings, LLC tract, a distance of 273.60 feet (272.59 feet Deed) to a 1/2" Rebar found monumenting a corner of said Wise Holdings, LLC tract; thence North 49 degrees 14 minutes 08 seconds East, on a Northwestern line of said Wise Holdings, LLC tract, a distance of 72.53 feet to a 5/8" Rebar found on the Southwesterly right-of-way line of Goshen Avenue; thence North 42 degrees 19 minutes 50 seconds West, on said Southwesterly right-of-way line of Goshen Avenue, a distance of 50.15 feet to the POINT OF BEGINNING, containing 4.572 Acres, more or less and subject to all easements, restrictions, covenants, rights-of-way, and legal drains of record.



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R6 / 10-14)

Prescribed by the Department of Local Government Finance

CITY OF FT. WAYNE

DEC 30 2016

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

COMMUNITY DEVL.

SECTION 1		TAXPAYER INFORMATION			
Name of taxpayer Accutech Mold & Machine, Inc.					
Address of taxpayer (number and street, city, state, and ZIP code) 2817 Goshen Road, Fort Wayne, IN 46808					
Name of contact person Kelly Geiger		Telephone number (260) 471-6102		E-mail address kgeiger@accutechmoldinc.com	
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT			
Name of designating body Fort Wayne Common Council				Resolution number	
Location of property 2817 Goshen Road		County Allen		DLGF taxing district number	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) 5,000 square feet of office/breakrooms/bathrooms. 6,000 square feet of manufacturing. 17,000 square feet of raw/finished goods, storage.				Estimated start date (month, day, year) 04/01/2017	
				Estimated completion date (month, day, year) 11/01/2017	
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT			
Current number 78.00	Salaries \$2,811,000.00	Number retained 78.00	Salaries \$2,811,000.00	Number additional 3.00	Salaries \$66,000.00
SECTION 4		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT			
		REAL ESTATE IMPROVEMENTS			
		COST		ASSESSED VALUE	
Current values					
Plus estimated values of proposed project		2,000,000.00			
Less values of any property being replaced					
Net estimated values upon completion of project					
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
Estimated solid waste converted (pounds) _____		Estimated hazardous waste converted (pounds) _____			
Other benefits					
SECTION 6		TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.					
Signature of authorized representative 				Date signed (month, day, year) 12/30/2016	
Printed name of authorized representative Kelly Geiger				Title President	

EXHIBIT A

Escrow File No.: 02-6016

EXHIBIT "A"

Part of the Northeast Quarter of Section 28, Township 31 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of said Northeast Quarter; thence South, along the West line of said Northeast Quarter (assumed bearing and basis for this description) a distance of 36.80 feet to a 1-1/2" pipe found on the South right-of-way line of California Road; thence South 83 degrees 12 minutes 56 seconds East, on said South right-of-way line, a distance of 390.22 feet (390.03 feet Deed) to a right-of-way marker found on the Southwesterly right-of-way line of Goshen Avenue; thence South 45 degrees 24 minutes 24 seconds East, on said Southwesterly right-of-way line, a distance of 203.65 feet (203.0 feet Deed) to a 1/2" rebar found; thence South 45 degrees 44 minutes 33 seconds East, on said Southwesterly right-of-way, a distance of 148.95 feet to a 5/8" rebar (capped Karst #0073); thence continuing South 45 degrees 44 minutes 33 seconds East, on said Southwesterly right-of-way line, a distance of 209.01 feet to a right-of-way marker found; thence South 41 degrees 02 minutes 46 seconds East, on said Southwesterly right-of-way line, a distance of 128.41 feet (129.71 feet Deed) to a 1" pipe found on a North line of an existing tract described in Document Number 202101397 in the Office of the Recorder of Allen County, Indiana monumenting the POINT OF BEGINNING; thence South 65 degrees 35 minutes 12 seconds West, on said North line, a distance of 102.49 feet to a railroad rail post found on the North line of said existing tract; thence South 89 degrees 58 minutes 27 second West, on said North line, a distance of 443.87 feet to a 1/2" Rebar monumenting the corner of a tract of land conveyed to Wise Holdings, LLC as found in Document #960005907; thence South 00 degrees 35 minutes 50 seconds West, on an East line of said Wise Holdings, LLC tract, a distance of 378.32 feet (378.07 feet Deed) to a 1/2" rebar found monumenting a corner of said Wise Holdings, LLC tract; thence South 89 degrees 45 minutes 21 seconds East, on a North line of said Wise Holdings, LLC tract, a distance of 488.25 feet (487.79 feet Deed) to a 1/2" Rebar found monumenting a corner of said Wise Holdings, LLC tract; thence North 25 degrees 08 minutes 23 seconds East, on a Northwestern line of said Wise Holdings, LLC tract, a distance of 71.70 feet to a 1/2" Rebar found monumenting a corner of said Wise Holdings, LLC tract; thence North 00 degrees 15 minutes 56 seconds East, on a West line of said Wise Holdings, LLC tract, a distance of 273.60 feet (272.59 feet Deed) to a 1/2" Rebar found monumenting a corner of said Wise Holdings, LLC tract; thence North 49 degrees 14 minutes 08 seconds East, on a Northwestern line of said Wise Holdings, LLC tract, a distance of 72.53 feet to a 5/8" Rebar found on the Southwesterly right-of-way line of Goshen Avenue; thence North 42 degrees 19 minutes 50 seconds West, on said Southwesterly right-of-way line of Goshen Avenue, a distance of 50.15 feet to the POINT OF BEGINNING, containing 4.572 Acres, more or less and subject to all easements, restrictions, covenants, rights-of-way, and legal drains of record.

MEMORANDUM



To: City Council

FROM: Carman Young, Economic Development Specialist

DATE: February 9, 2017

RE: Request for designation by Accutech Mold & Machine, Inc./Keldar Properties, LLC as an ERA for real and personal property improvements

BACKGROUND

PROJECT ADDRESS:	2817 Goshen Road	PROJECT LOCATED WITHIN:	NA
PROJECT COST:	\$2,250,000	COUNCILMANIC DISTRICT:	3

COMPANY PRODUCT OR SERVICE:	Accutech Mold & Machine, Inc./Keldar Properties, LLC manufactures and repairs plastic injection molds and does plastic injection molding.
PROJECT DESCRIPTION:	Accutech Mold & Machine, Inc./Keldar Properties, LLC will expand their current facility and purchase and install new manufacturing equipment.

CREATED

RETAINED

JOBS CREATED (FULL-TIME):	3	JOBS RETAINED (FULL-TIME):	78
JOBS CREATED (PART-TIME):	0	JOBS RETAINED (PART-TIME):	0
TOTAL NEW PAYROLL:	\$66,000	TOTAL RETAINED PAYROLL:	\$2,811,000
AVERAGE SALARY (FULL-TIME NEW):	\$22,000	AVERAGE SALARY (FULL-TIME RETAINED):	\$36,038

COMMUNITY BENEFIT REVIEW

Yes ☒ No ☐ N/A ☒

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

Explain:

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 I1 Limited Industrial and C4 Intensive Commercial. Use of property is consistent with the land use policies of the City of Fort Wayne.

Yes ☒ No ☐ N/A ☐

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

Explain: Project will include a 28,000 square foot addition to the current facility.

Yes ☒ No ☐ N/A ☐

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

Explain: New manufacturing equipment will be purchased and installed.

Yes ☐ No ☐ N/A ☒

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

Yes ☐ No ☐ N/A ☒

Project encourages preservation of a 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: Three 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

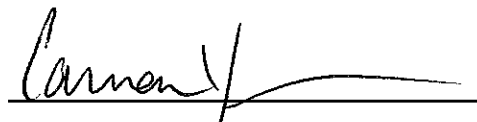
Per the policy of the City of Fort Wayne, the following guidelines apply to this project:

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

Under Fort Wayne Common Council's tax abatement policies and procedures, Accutech Mold & Machine, Inc/Keldar Properties, LLC is eligible for a seven year deduction on real property improvements for a five year deduction on 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:



 Economic Development Specialist

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

*New tax abatement percentages have been changed to reflect change in state law **Accutech Mold & Machine, Inc.**

PERSONAL PROPERTY TAX ABATEMENT - 7 yr Schedule

Year	True Cash Value	"Pool 2"	True Tax Value	Assessed Value	Tax Abate %	Tax Paid %	Deduction	Taxable A V	Tax Rate	Tax Paid	Tax Saved
1	\$250,000	40%	\$100,000	\$100,000	100%	0%	\$100,000	\$0	0.035045	\$0	\$3,505
2	\$250,000	56%	\$140,000	\$140,000	80%	20%	\$112,000	\$28,000	0.035045	\$981	\$3,925
3	\$250,000	42%	\$105,000	\$105,000	60%	40%	\$63,000	\$42,000	0.035045	\$1,472	\$2,208
4	\$250,000	32%	\$80,000	\$80,000	40%	60%	\$32,000	\$48,000	0.035045	\$1,682	\$1,121
5	\$250,000	30%	\$75,000	\$75,000	20%	80%	\$15,000	\$60,000	0.035045	\$2,103	\$526
6	\$250,000	30%	\$75,000	\$75,000	0%	100%	\$0	\$75,000	0.035045	\$2,628	\$0

TOTAL TAX SAVED	(5 yrs on 5 yr deduction)	<u>\$11,284</u>
TOTAL TAX PAID	(5 yrs on 5 yr deduction)	<u>\$8,866</u>

REAL PROPERTY TAX ABATEMENT - 10 yr Schedule

Year	Cash Value	True Tax Value	Assessed Value	Tax Abate %	Tax Paid %	Deduction	Taxable AV	Tax Rate	Tax Paid	Tax Saved
1	\$2,000,000	\$2,000,000	\$2,000,000	100%	0%	\$2,000,000	\$0	0.035045	\$0	\$70,090
2	\$2,000,000	\$2,000,000	\$2,000,000	85%	14%	\$1,700,000	\$280,000	0.035045	\$9,813	\$59,577
3	\$2,000,000	\$2,000,000	\$2,000,000	71%	29%	\$1,420,000	\$580,000	0.035045	\$20,326	\$49,764
4	\$2,000,000	\$2,000,000	\$2,000,000	57%	43%	\$1,140,000	\$860,000	0.035045	\$30,139	\$39,951
5	\$2,000,000	\$2,000,000	\$2,000,000	43%	57%	\$860,000	\$1,140,000	0.035045	\$39,951	\$30,139
6	\$2,000,000	\$2,000,000	\$2,000,000	29%	71%	\$580,000	\$1,420,000	0.035045	\$49,764	\$20,326
7	\$2,000,000	\$2,000,000	\$2,000,000	14%	85%	\$280,000	\$1,700,000	0.035045	\$59,577	\$9,813
8	\$2,000,000	\$2,000,000	\$2,000,000	0%	100%	\$0	\$2,000,000	0.035045	\$70,090	\$0

TOTAL TAX SAVED REAL PROPERTY	(7 yrs on 7 yr deduction)	<u>\$279,659</u>
TOTAL TAX PAID REAL PROPERTY (10 yrs)	(7 yrs on 7 yr deduction)	<u>\$279,659</u>

TOTAL TAX SAVED PERSONAL & REAL	<u>\$290,944</u>
TOTAL TAX PAID PERSONAL & REAL	<u>\$288,525</u>

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

Personal Property Abatements

Tax Abatement Review System

Accutech Mold & Machine, Inc./Keldar Properties, LLC

		Points Possible	Points Awarded
INVESTMENT (30 points possible)			
Total new investment in equipment			
Over \$5,000,000		10	
\$1,000,000 to \$4,999,999		8	
\$500,000 to \$999,999		6	
\$0 to \$499,999	\$250,000	4	4
Investment per employee (both jobs created and retained)			
\$35,000 or more		10	
\$18,500 to \$34,999		8	
\$6,250 to \$18,499		6	
\$1,250 to \$6,249	\$250,000/81= \$3,086	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	\$2,811,000 x .0135= \$37,948	4	4
\$10,000 to \$29,999		3	
\$5,000 to \$9,999		2	
less than \$5,000		1	
Estimated local income taxes generated from jobs created (Double points for start-up)			
\$30,000 or more		5	
\$10,000 to \$29,999		4	
\$5,000 to \$9,999		3	
\$3,000 to \$4,999		2	
less than \$3,000	\$66,000 x .0315= \$891	1	1
ECONOMIC BASE (20 points possible)			
Location Quotient in designated Occupation Code (use majority Occupation Code of all created and retained jobs)			
Greater than 1.0		5	5
Estimated Percent of Business done outside Allen County			
Greater than 75%	90%	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	78	6	6
25 to 49		4	
10 to 24		2	
1 to 9		1	
Total number of permanent jobs created (Double for start-up)			
Over 100		10	
50-99		8	
25-49		6	
10-24		4	
1 to 9	3	2	2
WAGES (20 points possible)			
Median salary of the jobs created and/or retained			
Over \$45,000		20	
\$40,000 to \$44,999		16	
\$35,000 to \$39,999		12	
\$30,000 to \$34,999		8	
\$25,000 to \$29,999	\$27,272	4	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	55
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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

Accutech Mold & Machine, Inc./Keldar Properties, LLC

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	\$2,000,000	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	
\$18,500 to \$34,999	\$2,000,000 / 81 = \$24,691	8	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	\$2,811,000 x .0135 = \$37,978	4	4
\$10,000 to \$29,999		3	
\$5,000 to \$9,999		2	
less than \$5,000		1	

Estimated local income taxes generated from jobs created

(Double points for start-up)

\$30,000 or more		5	
\$10,000 to \$29,999		4	
\$5,000 to \$9,999		3	
\$3,000 to \$4,999		2	
less than \$3,000	\$66,000 x .0315 = \$891	1	1

ECONOMIC BASE (20 points possible)

Location Quotient in designated Occupation Code

(use majority Occupation Code of all created and retained jobs)

Greater than 1.0		5	5
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Estimated Percent of Business done outside

Allen County

Greater than 75%	90%	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	78	6	6
25 to 49		4	
10 to 24		2	
1 to 9		1	

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

Over 100		10	
50-99		8	
25-49		6	
10-24		4	
1 to 9	3	2	3

WAGES (20 points possible)

Median salary of the jobs created and/or retained

Over \$45,000		20	
\$40,000 to \$44,999		16	
\$35,000 to \$39,999		12	
\$30,000 to \$34,999		8	
\$25,000 to \$29,999	\$27,272	4	4
under \$25,000		0	

BENEFITS (10 points possible)

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

SUSTAINABILITY

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

Total	66
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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%	

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Accutech Mold & Machine, Inc. is requesting the designation of an Economic Revitalization Area for real and personal property improvements in the amount of \$2,250,000. In order to expand, Accutech Mold & Machine, Inc./Keldar Properties, LLC will expand their current facility and purchase and install new manufacturing equipment.**

EFFECT OF PASSAGE: **In order to expand its manufacturing services in Fort Wayne, Accutech Mold & Machine, Inc./Keldar Properties, LLC add a 28,000 square foot addition to their current facility, purchase and install new manufacturing equipment and create three new full-time jobs.**

EFFECT OF NON-PASSAGE: **Potential loss of investment and three full-time jobs.**

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

ASSIGNED TO COMMITTEE (CO-CHAIRS): **Geoff Paddock and Jason Arp**