

**A DECLARATORY RESOLUTION designating an
"Economic Revitalization Area" under I.C. 6-1.1-
12.1 for property commonly known as 3810
Fourier Drive , Fort Wayne, Indiana 46818 (CNC
Industries, Inc./Belen LLC)**

WHEREAS, Petitioner has duly filed its petition dated March 15, 2017 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 five full-time, permanent jobs for a total new, annual payroll of \$270,000, with the average new annual job salary being \$54,000 and retain 34 full-time, permanent jobs for a total current annual payroll of \$1,500,000, with the average current, annual job salary being \$44,117; and

WHEREAS, the total estimated project cost is \$1,500,000; 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.

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

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

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

- (a) If the proposed new manufacturing equipment is not installed, the approximate current year tax rates for this site would be \$3.3722/\$100.
- (b) If the proposed new manufacturing equipment is installed and no deduction is granted, the approximate current year tax rate for the site would be \$3.3722/\$100 (the change would be negligible).
- (c) If the proposed new manufacturing equipment is installed and a deduction percentage of eighty percent (80%) is assumed, the approximate current year tax rate for the site would be \$3.3722/\$100 (the change would be negligible).

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 That, this Resolution shall be subject to being confirmed, modified and confirmed, or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

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

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

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

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

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

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

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

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Member of Council

APPROVED AS TO FORM AND LEGALITY

Carol Helton, City Attorney



MAR 15 2017

CJ

ECONOMIC REVITALIZATION AREA APPLICATION CITY OF FORT WAYNE, INDIANA

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

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

Total cost of real estate improvements:

Total cost of manufacturing equipment improvements:

Total cost of research and development equipment improvements:

Total cost of logistical distribution equipment improvements:

Total cost of information technology equipment improvements:

\$ 1,500,000

TOTAL OF ABOVE IMPROVEMENTS:

\$ 1,500,000

GENERAL INFORMATION

Real property taxpayer's name: CNC Industries

Personal property taxpayer's name: CNC Industries

Telephone number: 2604905700

Address listed on tax bill: 3810 Fourier Dr

Name of company to be designated, if applicable:

Year company was established: 1996

Address of property to be designated: 3810 Fourier Dr

Real estate property identification number: 02-073-0013108

Contact person name: Steven Deam

Contact person telephone number: (260) 490-5700

Contact person Email: srdeam@cncind.com

Contact person address: 3810 Fourier Dr, Fort Wayne, IN 46818

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Steven Deam Sr	Owner	6455 E Cobblestone Cove, CC, 46725	(260) 615-7297
Steven Deam Jr	Financial Officer	12516 Carroll Ridge Dr, Fort Wayne, 46818	(260) 615-6163
Patrick Lavelle	General Manager	15809 Chilkat Trail, Huntertown, 46748	(260) 490-5700

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

NAME	PERCENTAGE
Steve Sr, and Linda Deam	80%
Steve Deam Jr	10%
Patrick Lavelle	5%
Letha, Jenny, and Susie Deam combined	5%

- ☐ 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? 20

What is the company's primary North American Industrial Classification Code (NAICs)? 332710

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

Manufacturing of Aerospace and Defense components

Dollar amount of annual sales for the last three years:

Year	Annual Sales
2013	\$ 5,094,084.00
2014	\$ 5,524,728
2015	\$ 4,725,585

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

Customer Name	City/State	Annual Gross Sales
BAE Systems	Fort Wayne, Indiana	\$ 2,000,000
Benchmark	San Diego, California	\$ 300,000
Bowmar	Fort Wayne, Indiana	\$ 225,000

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

Supplier Name	City/State	Annual Gross Purchases
Copper And Brass	Detroit, Michigan	\$ 180,000
Imagineering	South Bend, Indiana	\$ 101,000
Aero-space Components	Minneapolis, Minnesota	\$ 54,000

List the company's top three competitors:

Competitor Name	City/State
JB Tool	Fort Wayne, IN
CA Tool	Fort Wayne, IN
Geater Machine	Independence Iowa

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

Machined Aerospace and Defense Components

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?

From 1996 when we started operations until 2012, our largest market was defense with ITT and ITT subcontractors being our largest customer base. We have been hit extremely hard by ITT/Exelis selling to Harris and moving all of their work out of Fort Wayne. We have refocused as an aerospace manufacturing company and the new equipment which we are buying will enable us to diversify our customer base and expand into this new market. Over the next 3-4 years we anticipate growing stronger and faster than we have at any time in the past.

REAL PROPERTY INFORMATION

Complete this section of the application if you are requesting a deduction from assessed value for real property improvements.

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

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

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

Projected construction start (month/year): _____

Projected construction completion (month/year): _____

☐ Yes ☐ No Will construction result in Leadership in Energy and Environmental Design (LEED) certification by the U.S. Green Building Council?

☐ Yes ☐ No Will construction use techniques to minimize impact on combined sewer overflows? (i.e. rain gardens, bio swales, etc.)

PERSONAL PROPERTY INFORMATION

Complete this section of the application if you are requesting a deduction from assessed value of new manufacturing, research and development, logistical distribution or information technology equipment.

List below the equipment for which you are seeking an economic revitalization area designation.

Manufacturing equipment must be used in the direct production, manufacture, fabrication, assembly, extraction, mining, processing, refining, or finishing of other tangible personal property at the site to be designated. Research and development equipment consists of laboratory equipment, research and development equipment, computers and computer software, telecommunications equipment or testing equipment used in research and development activities devoted directly and exclusively to experimental or laboratory research and development for new products, new uses of existing products, or improving or testing existing products at the site to be designated. Logistical distribution equipment consists of racking equipment, scanning or coding equipment, separators, conveyors, fork lifts or lifting equipment, transitional moving equipment, packaging equipment, sorting and picking equipment, software for technology used in logistical distribution, is used for the storage or distribution of goods, services, or information. Information technology equipment consists of equipment, including software used in the fields of information processing, office automation, telecommunication facilities and networks, informatics, network administration, software development and fiber optics: (use additional sheets, if necessary)

new horizontal machining center with automated pallet selection tool.

☐ 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): 01/2017

Date last piece of equipment will be installed (month/year): 06/2017

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

10 year straight depreciation

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
Machinist	51-4011	16	\$ 600,000
Finishing / Assembly	51-2099	4	\$ 150,000
Inspection	51-9061	4	\$ 200,000
Engineering	17-2141	8	\$ 400,000
Management	11-1021	2	\$ 150,000

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Machinist	51-4011	16	\$ 600,000
Finishing / Assembly	51-2099	4	\$ 150,000
Inspection	51-9061	4	\$ 200,000
Engineering	17-2141	8	\$ 400,000
Management	11-1021	2	\$ 150,000

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Machinist	51-4011	2	\$ 100,000
Engineering	17-2141	2	\$ 120,000
Inspection	51-9061	1	\$ 50,000

PUBLIC BENEFIT INFORMATION

Current Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
Machinist	51-4011	1	\$ 30,000
Clerical	43-4171	1	\$ 20,000
Engineering	17-2141	1	\$ 20,000
Finishing	51-2099	1	\$ 20,000

Retained Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll

Additional Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll

Check the boxes below if the existing jobs and the jobs to be created will provide the listed benefits:

- | | | |
|---|--|--|
| ☒ Pension Plan | ☒ Major Medical Plan | ☐ Disability Insurance |
| ☒ Tuition Reimbursement | ☒ Life Insurance | ☒ Dental Insurance |

List any benefits not mentioned above:

When will you reach the levels of employment shown above? (month/year): 07/2019

REQUIRED ATTACHMENTS

The following must be attached to the application.

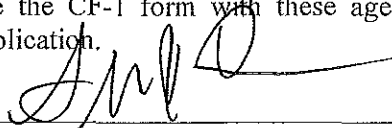
1. **Statement of Benefits Form(s)** (first page/front side completed)
2. **Full legal description of property and a plat map identifying the property boundaries.** (Property tax bill legal descriptions are not sufficient.) Should be marked as Exhibit A.
3. **Check for non-refundable application fee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

Steven Deam CFO
Printed Name and Title of Applicant

3-15-17
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

MAR 15 2017

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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	CNC Industries	Name of contact person	Steven Deam
Address of taxpayer (number and street, city, state, and ZIP code)		Telephone number	
3810 Fourier Dr, Fort Wayne, IN 46818		(260) 490-5700	
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT	
Name of designating body		Resolution number (s)	
Fort Wayne Common Council			
Location of property		County	DLGF taxing district number
3810 Fourier Dr, Fort Wayne, IN, 46818		Allen	073
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.) Production Equipment and Measuring Equipment		ESTIMATED	
		START DATE	COMPLETION DATE
		Manufacturing Equipment	01/17/2017 10/15/2017
		R & D Equipment	
		Logist Dist Equipment	
		IT Equipment	
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT	
Current number	Salaries	Number retained	Salaries
34	1,500,000	34	1500000
		Number additional	Salaries
		5	270000
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	
		COST	ASSESSED VALUE
Current values		5,581,225	1,500,000
Plus estimated values of proposed project		1,500,000	1,500,000
Less values of any property being replaced			
Net estimated values upon completion of project		7,081,225	3,000,000
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER	
Estimated solid waste converted (pounds)		Estimated hazardous waste converted (pounds)	
Other benefits:			
SECTION 6		TAXPAYER CERTIFICATION	
I hereby certify that the representations in this statement are true.			
Signature of authorized representative		Date signed (month, day, year)	
Steven Deam		3-15-17	
Printed name of authorized representative		Title	
Steven Deam		CFO	

Legal Description

EDGEWOOD NORTH INDUSTRIAL PARK LOT 11

Parcel or ID Number

02-07-17-278-002.000-073

Property address (number and street, city, state, and ZIP)

3810 FOURIER DR

FORT WAYNE IN 46818

Legal Description

EDGEWOOD NORTH INDUSTRIAL PARK LOT 10

Parcel or ID Number

02-07-17-278-001.000-073

Property address (number and street, city, state, and ZIP)

3908 FOURIER DR
FORT WAYNE IN 46818

GABION WAY

70.0'

70.0'

270.00'

15' UTILITY EASEMENT

25' BUILDING LINE

225.00'
20' UTILITY & S.D. ESM'T

1.395 Ac.
10

3908

14' S.D. EASEMENT

270.00'

25' BUILDING LINE

1.380 Ac.
11

3810

25' BUILDING LINE

270.05'

220.0'

60.01'

RAILROAD
SET

FOURIER DRIVE

20.00'

240.00'

15' UTILITY ESM'T

220.00'

25' BUILDING LINE

UTILITY ESM'T

70.01'

664.44'

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**STATEMENT OF BENEFITS
PERSONAL PROPERTY**

State Form 51784 (R4 / 11-15)

Prescribed by the Department of Local Government Finance

CITY OF FT WAYNE**FORM SB-1 / PP**

MAR 15 2017

CFT

COMMUNITY DEVL.**PRIVACY NOTICE**

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INSTRUCTIONS

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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.
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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 CNC Industries	Name of contact person Steven Deam
Address of taxpayer (number and street, city, state, and ZIP code) 3810 Fourier Dr, Fort Wayne, IN 46818	Telephone number (260) 490-5700

SECTION 2**LOCATION AND DESCRIPTION OF PROPOSED PROJECT**

Name of designating body Fort Wayne Common Council	Resolution number (s)	
Location of property 3810 Fourier Dr, Fort Wayne, IN, 46818	County Allen	
Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. (Use additional sheets if necessary.) Production Equipment and Measuring Equipment	DLGF taxing district number 073	
	ESTIMATED	
	START DATE	
	COMPLETION DATE	
Manufacturing Equipment	01/17/2017	10/15/2017
R & D Equipment		
Logist Dist Equipment		
IT Equipment		

SECTION 3**ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT**

Current number 34	Salaries 1,500,000	Number retained 34	Salaries 1500000	Number additional 5	Salaries 270000
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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	5,581,225	1,500,000						
Plus estimated values of proposed project	1,500,000	1,500,000						
Less values of any property being replaced								
Net estimated values upon completion of project	7,081,225	3,000,000						

SECTION 5**WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER**

Estimated solid waste converted (pounds) _____	Estimated hazardous waste converted (pounds) _____
Other benefits: _____	

SECTION 6**TAXPAYER CERTIFICATION**

I hereby certify that the representations in this statement are true.	
Signature of authorized representative 	Date signed (month, day, year) 3-15-17
Printed name of authorized representative Steven Deam	Title CFO

Legal Description

EDGEWOOD NORTH INDUSTRIAL PARK LOT 11

Parcel or ID Number

02-07-17-278-002.000-073

Property address (number and street, city, state, and ZIP)

3810 FOURIER DR
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GABION WAY

70.0'

70.0'

270.00'

15' UTILITY EASEMENT

25' BUILDING LINE

225.00'
20' UTILITY & S.D. ESM'T

10

1.395 Ac.

225.00'

3908

14' S.D. EASEMENT

270.00'

25' BUILDING LINE

220.0'

11

1.380 Ac.

225.36'

3810

25' BUILDING LINE

270.05'

60.01'

75.00'

70.01'

664.44'

N 00°00'00" E

NE OF NE 1/4 SEC 17-31-12

RAILROAD
SET

FOURIER DRIVE

20.00'

240.00'

15' UTILITY ESM'T

220.00'

25' BUILDING LINE

UTILITY ESM'T

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **CNC Industries, Inc./Belen, LLC is requesting the designation of an Economic Revitalization Area for eligible personal property improvements in the amount of \$1,500,000. CNC Industries, Inc./Belen, LLC will purchase and install new manufacturing equipment.**

EFFECT OF PASSAGE: **Investment of \$1,500,000 and 5 new full-time jobs.**

EFFECT OF NON-PASSAGE: **Potential loss of investment and 5 full-time jobs.**

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

ASSIGNED TO COMMITTEE (PRESIDENT): **Geoff Paddock and Jason Arp**

MEMORANDUM



TO: City Council
FROM: Carman Young, Economic Development Specialist
DATE: March 21, 2017
RE: Request for designation by CNC Industries, Inc./Belen LLC as an ERA for personal property improvements.

BACKGROUND

PROJECT ADDRESS:	3810 Fourier Drive	PROJECT LOCATED WITHIN:	N/A
PROJECT COST:	\$1,500,000	COUNCILMANIC DISTRICT:	3

COMPANY PRODUCT OR SERVICE:	CNC Industries, Inc./Belen LLC is a manufacturer of aerospace and defense components.
PROJECT DESCRIPTION:	CNC Industries, Inc./Belen LLC will purchase and install new personal manufacturing equipment.

CREATED

RETAINED

JOBS CREATED (FULL-TIME):	5	JOBS RETAINED (FULL-TIME):	34
JOBS CREATED (PART-TIME):	0	JOBS RETAINED (PART-TIME):	0
TOTAL NEW PAYROLL:	\$270,000	TOTAL RETAINED PAYROLL:	\$1,560,000
AVERAGE SALARY (FULL-TIME NEW):	\$54,000	AVERAGE SALARY (FULL-TIME RETAINED):	\$ 44,117

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 I-2, General 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: New personal property 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: Five 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 personal property is five years.

Under Fort Wayne Common Council's tax abatement policies and procedures, CNC Industries, Inc./Belen, LLC is eligible 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

CNC Industries, Inc.

PERSONAL PROPERTY TAX ABATEMENT - 5 yr Schedule

Year	True Cash Value	"Pool 2"	True Tax Value	Assessed Value	Tax Abatement %	Tax Paid %	Deduction	Taxable A V	Tax Rate	Tax Paid	Tax Saved
1	\$1,500,000	40%	\$600,000	\$600,000	100%	0%	\$600,000	\$0	0.033722	\$0	\$20,233
2	\$1,500,000	56%	\$840,000	\$840,000	80%	20%	\$672,000	\$168,000	0.033722	\$5,665	\$22,661
3	\$1,500,000	42%	\$630,000	\$630,000	60%	40%	\$378,000	\$252,000	0.033722	\$8,498	\$12,747
4	\$1,500,000	32%	\$480,000	\$480,000	40%	60%	\$192,000	\$288,000	0.033722	\$9,712	\$6,475
5	\$1,500,000	30%	\$450,000	\$450,000	20%	80%	\$90,000	\$360,000	0.033722	\$12,140	\$3,035
6	\$1,500,000	30%	\$450,000	\$450,000	0%	100%	\$0	\$450,000	0.033722	\$15,175	\$0
							TOTAL TAX SAVED	(5 yr deduction)			
							TOTAL TAX PAID	(5 yr deduction)			
										<u>\$65,151</u>	<u>\$51,190</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

CNC Industries, Inc.

Points Possible	Points Awarded
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INVESTMENT (30 points possible)

Total new investment in equipment

Over \$5,000,000		10	
\$1,000,000 to \$4,999,999	\$1,500,000	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	\$38,461	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	\$20,250	3	3
\$5,000 to \$9,999		2	
less than \$5,000		1	

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

\$30,000 or more		5	
\$10,000 to \$29,999		4	
\$5,000 to \$9,999		3	
\$3,000 to \$4,999	\$3,645	2	2
less than \$3,000		1	

ECONOMIC BASE (20 points possible)

Location Quotient in designated Occupation Code

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

Greater than 1.0	5	5
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Estimated Percent of Business done outside

Allen County

Greater than 75%	15	
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	34	4	4
10 to 24		2	
1 to 9		1	

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

Over 100		10	
50-99		8	
25-49		6	
10-24		4	
1 to 9	5	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	\$37,500	12	12
\$30,000 to \$34,999		8	
\$25,000 to \$29,999		4	
under \$25,000		0	

BENEFITS (10 points possible)

Major Medical Plan	7	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	56
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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%	