BILL NO. R-17-07-21

DECLARATORY RESOLUTION NO. R-_______

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 4725 Arden Drive, Fort Wayne, Indiana 46804 (Paul A. Walters, LLC/Quality Engineering, Inc./PAW International, Inc.)

WHEREAS, Petitioner has duly filed its petition dated June 13, 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 six full-time, permanent jobs and one new part-time job for a total new, annual payroll of $174,800, with the average new annual job salary being $25,542 and retain four full-time, permanent jobs for a total current annual payroll of $230,200, with the average current, annual job salary being $57,550; and

WHEREAS, the total estimated project cost is $4,000,000; 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 and Allen County Auditor;

(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 manufacturing equipment improvements.

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 redevelopment or rehabilitation 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 redevelopment or rehabilitation and from the 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 development does not occur, the approximate current year tax rates for this site would be $3.5721/$100.

(b) If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be $3.5721/$100 (the change would be negligible).

(c) If the proposed development occurs and a deduction percentage of fifty percent (50%) is assumed, the approximate current year tax rate for the site would be $3.5721 /$100 (the change would be negligible).

(d) If the proposed new manufacturing equipment is not installed, the approximate current year tax rates for this site would be $3.5721/$100.

(e) If the proposed new manufacturing equipment is installed and no deduction is granted, the approximate current year tax rate for the site would be $3.5721 /$100 (the change would be negligible).

(f) 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 $3.5721/$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 real property shall be for a period of five 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	80%
3	60%
4	40%
5	20%
6	0%

SECTION 9. 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%

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

APPROVED AS TO FORM AND LEGALITY

____
Carol Helton, City Attorney

CITY OF FT. WAYNE
CRY
JUN 13 2017
COMMUNITY DEVL.

ECONOMIC REVITALIZATION AREA APPLICATION
CITY OF FORT WAYNE, INDIANA

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

- [x] **Real Estate Improvements**
- [x] **Personal Property Improvements**
- [ ] **Vacant Commercial or Industrial Building**

Total cost of real estate improvements: $ 2,000,000
Total cost of manufacturing equipment improvements: $ 2,000,000
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: $ 4,000,000

GENERAL INFORMATION

Real property taxpayer's name: Paul A. Walters LLC

Personal property taxpayer's name: Paul A. Walters LLC

Telephone number: 260-432-4183

Address listed on tax bill: 3925 Engle Road Fort Wayne, Indiana 46804

Name of company to be designated, if applicable: Paul A. Walters LLC

Year company was established: 2017

Address of property to be designated: 4725 Arden Drive Fort Wayne, Indiana 46804

Real estate property identification number: 02-12-20-177-001.000-74

Contact person name: Paul A. Walters

Contact person telephone number: (260) 432-4183 Contact person Email: pwalters@pawinternational.cor

Contact person address: 4316 Covington Road Fort Wayne, Indiana 46804

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Paul A. Walters	President	4316 Covington Road Fort Wayne, IN 46804	(260) 432-4183

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

NAME	PERCENTAGE
Paul A. Walters	100%

☐ Yes ☑ No Are any elected officials shareholders or holders of any debt obligation of the applicant or operating business? If yes, who? (name/title) ____________________

☑ Yes ☐ No Is the property for which you are requesting ERA designation totally within the corporate limits of the City of Fort Wayne?

☑ Yes ☐ No Do you plan to request state or local assistance to finance public improvements?

☐ Yes ☑ No Is the property for which you are requesting ERA designation located in an Economic Development Target Area (EDTA)? (see attached map for current areas)

☐ Yes ☑ No Does the company's business include a retail component? If yes, answer the following questions:

What percentage of floor space will be utilized for retail activities? ____________________

What percentage of sales is made to the ultimate customer? ____________________

What percentage of sales will be from service calls? ____________________

What is the percentage of clients/customers served that are located outside of Allen County? 30%

What is the company's primary North American Industrial Classification Code (NAICs)? 332710 / 326199

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

Quality Engineering, Inc. is a tool manufacturing firm. PAW International, Inc. is the products division. We manufacturer our own products and sell them online and in stores.

Dollar amount of annual sales for the last three years:

Year	**Annual Sales**
2016	$ 422,800.00
2015	$ 451,900
2014	$ 366,400

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

Customer Name	City/State	Annual Gross Sales
Artek Inc.	Fort Wayne, Indiana	$ 92,300
Fort Wayne Metals, Inc.	Fort Wayne, Indiana	$ 69,800
Mantaray, inc.	West Unity, Ohio	$ 68,000

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

Supplier Name	City/State	Annual Gross Purchases
Metal Supermarket	Fort Wayne, Indiana	$ 6,000
Cincinnati Tool Steel	Chicago, Illinois	$ 6,000
Trans Pacific International, Inc.	Santa Fe Springs, California	$ 5,900

List the company's top three competitors:

Competitor Name	City/State
Accutech Mold and Machine	Fort Wayne, Indiana
C & A Tool	Churubusco, Indiana
X Y Tool & Die	Laotto, Indiana

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

Custom and Proprietary tooling
Injection Molding
Online product sales

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 set vacant for more than fifteen years. The parcel is also odd shaped with boundaries that will not allow expansion. There are several unoccupied parcels in the immediate area that have set vacant for the same amount of time. This building will be a two tone attractive building that will add to the appearance of the area.

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:

Phase 1: 6,000 sq. ft. building to house our tool shop and temporally our Plastic production equipment.
Phase 1: 10,000 sq.ft. building which will be occupied by the plastic production operation.

Projected construction start (month/year): 07/2017

Projected construction completion (month/year): 12/2023

☐ 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 plastic production equipment consisting of injection molding machines and support equipment necessary for plastic production.

New CNC production machines will be added to replace older CNC machines as necessary.

Logistical equipment necessary for loading and transport of finished product.

☐ 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): 01/2018

Date last piece of equipment will be installed (month/year): 01/2023

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

Equipment could and has at time been accelerated in the past.
The buildings will fall under a straight line 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
Mold Makers	51-4111	2	$ 108,200
Management	11-1021	[redacted]	[redacted]
Management	43-6011	1	[redacted]

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Mold Makers	51-4111	2	$ 108,200
Management	11-1021	1	[redacted]
Management	43-6011	1	[redacted]

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Press Operators	51-9041	4	$ 99,900
Material Handlers	43-5071	2	$ 49,900

PUBLIC BENEFIT INFORMATION

Current Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
none			

Retained Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
none			

Additional Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
Janitor	37-2011	1	[redacted]

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:

We are currently so small and half of our employees are covered under Medicare. We will offer more benefits as needed.

When will you reach the levels of employment shown above? (month/year): 06/2020

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

Paul A. Walters

Printed Name and Title of Applicant

06/13/2017

Date

CITY OF FT WAYNE

JUN 13 2017

COMMUNITY DEVL.

STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R6 / 10-14)

Prescribed by the Department of Local Government Finance

20____ PAY 20____
FORM SB-1 / Real Property

PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

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

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

INSTRUCTIONS:

1. *This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body* ***BEFORE*** *the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.*
2. *The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.*
3. *To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.*
4. *A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)*
5. *For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17*

SECTION 1 — TAXPAYER INFORMATION

Name of taxpayer: Paul A. Walters		
Address of taxpayer *(number and street, city, state, and ZIP code)*: 4316 Covington Road Fort Wayne, Indiana 46804		
Name of contact person: Paul A. Walters	Telephone number: (260) 432-4183	E-mail address: qenginc@aol.com

SECTION 2 — LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body: Paul A. Walters LLC		Resolution number:
Location of property: 4725 Arden Drive Fort Wayne, Indiana 46804	County: Allen	DLGF taxing district number:
Description of real property improvements, redevelopment, or rehabilitation *(use additional sheets if necessary)*: Land: 1.9 acres bare land Phase 1: 6,000 sq. ft. building for manufacturing Phase 2: 10,000 sq ft. building for plastic manufacturing on site in future		Estimated start date *(month, day, year)*: 7/2017 Estimated completion date *(month, day, year)*: 12/2023

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

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
4.00	$230,200.00	4.00	$230,200.00	7.00	$174,800.00

SECTION 4 — ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values	58,000.00	58,000.00
Plus estimated values of proposed project	345,000.00	345,000.00
Less values of any property being replaced	0.00	0.00
Net estimated values upon completion of project	403,000.00	403,000.00

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: [signature]	Date signed *(month, day, year)*: 6/13/17
Printed name of authorized representative: Paul Walters	Title: President

FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

A. The designated area has been limited to a period of time not to exceed — calendar years* *(see below)*. The date this designation expires is December 31, 2021.

B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements ☒ Yes ☐ No
2. Residentially distressed areas ☐ Yes ☐ No

C. The amount of the deduction applicable is limited to $ unlimited.

D. Other limitations or conditions *(specify)* ____

E. Number of years allowed: ☐ Year 1 ☐ Year 2 ☐ Year 3 ☐ Year 4 ☒ Year 5 (* see below) ☐ Year 6 ☐ Year 7 ☐ Year 8 ☐ Year 9 ☐ Year 10

F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?
☒ Yes ☐ No
If yes, attach a copy of the abatement schedule to this form.
If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved *(signature and title of authorized member of designating body)*	Telephone number ( )	Date signed *(month, day, year)*
Printed name of authorized member of designating body	Name of designating body	
Attested by *(signature and title of attester)*	Printed name of attester	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. 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. The deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)

B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. 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. (See IC 6-1.1-12.1-17 below.)

IC 6-1.1-12.1-17
Abatement schedules
Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:
(1) The total amount of the taxpayer's investment in real and personal property.
(2) The number of new full-time equivalent jobs created.
(3) The average wage of the new employees compared to the state minimum wage.
(4) The infrastructure requirements for the taxpayer's investment.
(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.
(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

DESCRIPTION: (as described in Commitment Number 17-7591)

Lot Numbered Seven (7) in Engle Ridge West, Section I, an addition to the City of Fort Wayne, Allen County, Indiana, as per plat thereof recorded June 26, 2001, in Plat Cabinet D, page 109, as Instrument Number 201043738, in the Office of the Recorder of Allen County, Indiana, EXCEPT that part described as follows:

A part of Lot Number Seven (7) as known and designated on the recorded Plat of Engle Ridge West, Section I, as recorded in Document Number 201043738 in the Office of the Recorder of Allen County, Indiana, described as follows:

Beginning at a 5/8 inch rebar stake at the Southeast corner of said Lot Number Seven (7); thence North 90 Degrees 00 Minutes 00 Seconds West (Plat bearing and the basis for these bearings), 287.12 feet to a 5/8 inch rebar stake at the Southwest corner of said Lot Number Seven (7); thence Northwesterly, 73.30 feet along a non-tangent curve to the left, whose radius is 70.00 feet and falls West and on the Westerly extension of the South line of said Lot Number (7), whose chord is 70.00 feet and bears, North 29 Degrees 57 Minutes 52 Seconds West, to a 5/8 inch rebar stake on the West line of said Lot Number Seven (7); thence North 00 Degrees 00 minutes 00 seconds West, 65.35 feet along said West line to a 5/8 inch rebar stake; thence South 90 degrees 00 minutes 00 seconds East, 322.09 feet parallel with the South line of said Lot Number Seven (7) to a 5/8 inch rebar stake on the East line of said Lot Number Seven (7); thence South 00 degrees 00 Minutes 00 Seconds East, 126.00 feet along said East line to the place of beginning, containing 0.89 acres more or less.

EXHIBIT A

NEW ORIGINAL REMAINDER DESCRIPTION:

Part of Lot Number 7 in Engle Ridge West, Section I, as recorded in Plat Cabinet D, page 109, and Document Number 201043738 in the Office of the Recorder of Allen County, Indiana, being more particularly described as follows, to wit:

Commencing at a #5 rebar marking the Southeast corner of said Lot Number 7, thence North 00 degrees 00 minutes 00 seconds West (plat bearing and basis for all bearings in this description), on and along the East line of said Lot Number 7, a distance of 126.00 feet to a #5 rebar at the Northeast corner of a 0.89 acre tract described in a deed to Thomas A. Lehman, Sr., and Kathryn L. Lehman in Document Number 2011017159 in the Office of the Recorder of Allen County, Indiana, this being the true point of beginning; thence North 00 degrees 00 minutes 00 seconds West, continuing on and along the East line of said Lot Number 7, a distance of 134.26 feet to a #5 rebar at the Northeast corner thereof; thence North 45 degrees 00 minutes 00 seconds West, on and along the North line of said Lot Number 7, a distance of 296.49 feet to a #5 rebar at the most Northerly corner thereof; thence South 45 degrees 00 minutes 00 seconds West, on and along the West line of said Lot Number 7, being also the East right-of-way line of Arden Drive, a distance of 82.42 feet to a #5 rebar at the point of curvature of a tangent circular curve to the left having a radius of 185.00 feet; thence Southwesterly, continuing on and along the West line of said Lot Number 7 and said right-of-way line, as defined by the arc of said curve, an arc distance of 145.30 feet, being subtended by a long chord having a length of 141.59 feet and a bearing of South 22 degrees 30 minutes 00 seconds West, to the point of tangency; thence South 00 degrees 00 minutes 00 seconds West, continuing on and along the West line of said Lot Number 7 and said right-of-way line, and tangent to said curve, a distance of 154.84 feet to a #5 rebar at the Northwest corner of said 0.89 acre tract; thence South 90 degrees 00 minutes 00 seconds East, on and along the North line of said 0.89 acre tract, a distance of 322.12 feet to the true point of beginning, containing 1.877 acres of land, and subject to all easements and limitations of record. This description is based on an original survey by Sauer Land Surveying, Inc., Survey No. 119-167, dated March 28, 2017.

STATEMENT OF BENEFITS
PERSONAL PROPERTY
State Form 51764 (R4 / 11-15)
Prescribed by the Department of Local Government Finance

CITY OF FT WAYNE
CR
JUN 13 2017
COMMUNITY DEVL.

FORM SB-1 / PP

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: Paul A. Walters LLC	Name of contact person: Paul A. Walters
Address of taxpayer *(number and street, city, state, and ZIP code)*: 4316 Covington Road Fort Wayne, Indiana 46804	Telephone number: (260) 432-4183

SECTION 2 — LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body: Paul A. Walters LLC		Resolution number (s):
Location of property: 4725 Arden Drive Fort Wayne, Indiana 46804	County: Allen	DLGF taxing district number:

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.)*
Injection molding equipment
Manufacturing equipment

	ESTIMATED START DATE	ESTIMATED COMPLETION DATE
Manufacturing Equipment	12/01/2017	12/01/2023
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	Number additional	Salaries
4	$230,200	4	$230,200	7	$174,800

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	2,000,000	2,000,000						
Plus estimated values of proposed project								
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)* 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)*: 6/13/17
Printed name of authorized representative: Paul A. Walters	Title: President

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

A. The designated area has been limited to a period of time not to exceed — calendar years * *(see below)*. The date this designation expires is December 31, 2021. *NOTE: This question addresses whether the resolution contains an expiration date for the designated area.*

B. The type of deduction that is allowed in the designated area is limited to:

1. Installation of new manufacturing equipment;	☒ Yes	☐ No	☐ Enhanced Abatement per IC 6-1.1-12.1-18 *Check box if an enhanced abatement was approved for one or more of these types.*
2. Installation of new research and development equipment;	☐ Yes	☒ No	
3. Installation of new logistical distribution equipment.	☐ Yes	☒ No	
4. Installation of new information technology equipment;	☐ Yes	☒ No	

C. The amount of deduction applicable to new manufacturing equipment is limited to $ Unlimited cost with an assessed value of $ Unlimited. *(One or both lines may be filled out to establish a limit, if desired.)*

D. The amount of deduction applicable to new research and development equipment is limited to $ N/A cost with an assessed value of $ N/A. *(One or both lines may be filled out to establish a limit, if desired.)*

E. The amount of deduction applicable to new logistical distribution equipment is limited to $ N/A cost with an assessed value of $ N/A. *(One or both lines may be filled out to establish a limit, if desired.)*

F. The amount of deduction applicable to new information technology equipment is limited to $ N/A cost with an assessed value of $ N/A. *(One or both lines may be filled out to establish a limit, if desired.)*

G. Other limitations or conditions *(specify)* N/A

H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction is allowed for:

☐ Year 1	☐ Year 2	☐ Year 3	☐ Year 4	☒ Year 5	☐ Enhanced Abatement per IC 6-1.1-12.1-18 Number of years approved: ______ *(Enter one to twenty (1-20) years; may not exceed twenty (20) years.)*
☐ Year 6	☐ Year 7	☐ Year 8	☐ Year 9	☐ Year 10	

I. For a Statement of Benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17? ☐ Yes ☐ No
If yes, attach a copy of the abatement schedule to this form.
If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved by: *(signature and title of authorized member of designating body)*	Telephone number ( )	Date signed *(month, day, year)*
Printed name of authorized member of designating body	Name of designating body	
Attested by: *(signature and title of attester)*	Printed name of attester	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

IC 6-1.1-12.1-17
Abatement schedules
Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:
(1) The total amount of the taxpayer's investment in real and personal property.
(2) The number of new full-time equivalent jobs created.
(3) The average wage of the new employees compared to the state minimum wage.
(4) The infrastructure requirements for the taxpayer's investment.
(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.
(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

DESCRIPTION: (as described in Commitment Number 17-7591)

Lot Numbered Seven (7) in Engle Ridge West, Section I, an addition to the City of Fort Wayne, Allen County, Indiana, as per plat thereof recorded June 26, 2001, in Plat Cabinet D, page 109, as Instrument Number 201043738, in the Office of the Recorder of Allen County, Indiana, EXCEPT that part described as follows:

A part of Lot Number Seven (7) as known and designated on the recorded Plat of Engle Ridge West, Section I, as recorded in Document Number 201043738 in the Office of the Recorder of Allen County, Indiana, described as follows:

Beginning at a 5/8 inch rebar stake at the Southeast corner of said Lot Number Seven (7); thence North 90 Degrees 00 Minutes 00 Seconds West (Plat bearing and the basis for these bearings), 287.12 feet to a 5/8 inch rebar stake at the Southwest corner of said Lot Number Seven (7); thence Northwesterly, 73.30 feet along a non-tangent curve to the left, whose radius is 70.00 feet and falls West and on the Westerly extension of the South line of said Lot Number (7), whose chord is 70.00 feet and bears, North 29 Degrees 57 Minutes 52 Seconds West, to a 5/8 inch rebar stake on the West line of said Lot Number Seven (7); thence North 00 Degrees 00 minutes 00 seconds West, 65.35 feet along said West line to a 5/8 inch rebar stake; thence South 90 degrees 00 minutes 00 seconds East, 322.09 feet parallel with the South line of said Lot Number Seven (7) to a 5/8 inch rebar stake on the East line of said Lot Number Seven (7); thence South 00 degrees 00 Minutes 00 Seconds East, 126.00 feet along said East line to the place of beginning, containing 0.89 acres more or less.

EXHIBIT A

NEW ORIGINAL REMAINDER DESCRIPTION:

Part of Lot Number 7 in Engle Ridge West, Section I, as recorded in Plat Cabinet D, page 109, and Document Number 201043738 in the Office of the Recorder of Allen County, Indiana, being more particularly described as follows, to wit:

Commencing at a #5 rebar marking the Southeast corner of said Lot Number 7, thence North 00 degrees 00 minutes 00 seconds West (plat bearing and basis for all bearings in this description), on and along the East line of said Lot Number 7, a distance of 126.00 feet to a #5 rebar at the Northeast corner of a 0.89 acre tract described in a deed to Thomas A. Lehman, Sr., and Kathryn L. Lehman in Document Number 2011017159 in the Office of the Recorder of Allen County, Indiana, this being the true point of beginning; thence North 00 degrees 00 minutes 00 seconds West, continuing on and along the East line of said Lot Number 7, a distance of 134.26 feet to a #5 rebar at the Northeast corner thereof; thence North 45 degrees 00 minutes 00 seconds West, on and along the North line of said Lot Number 7, a distance of 296.49 feet to a #5 rebar at the most Northerly corner thereof; thence South 45 degrees 00 minutes 00 seconds West, on and along the West line of said Lot Number 7, being also the East right-of-way line of Arden Drive, a distance of 82.42 feet to a #5 rebar at the point of curvature of a tangent circular curve to the left having a radius of 185.00 feet; thence Southwesterly, continuing on and along the West line of said Lot Number 7 and said right-of-way line, as defined by the arc of said curve, an arc distance of 145.30 feet, being subtended by a long chord having a length of 141.59 feet and a bearing of South 22 degrees 30 minutes 00 seconds West, to the point of tangency; thence South 00 degrees 00 minutes 00 seconds West, continuing on and along the West line of said Lot Number 7 and said right-of-way line, and tangent to said curve, a distance of 154.84 feet to a #5 rebar at the Northwest corner of said 0.89 acre tract; thence South 90 degrees 00 minutes 00 seconds East, on and along the North line of said 0.89 acre tract, a distance of 322.12 feet to the true point of beginning, containing 1.877 acres of land, and subject to all easements and limitations of record. This description is based on an original survey by Sauer Land Surveying, Inc., Survey No. 119-167, dated March 28, 2017.

Admn. Appr.______________

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Paul A. Walters, LLC/Quality Engineering, Inc./PAW International, Inc. is requesting the designation of an Economic Revitalization Area for eligible real and personal property improvements totaling $4,000,000. Paul A. Walters, LLC/Quality Engineering, Inc./PAW International, Inc. will construct two new buildings and purchase and install new manufacturing equipment.**

EFFECT OF PASSAGE: **Investment of $4,000,000 and six full-time positions and one new part-time position.**

EFFECT OF NON-PASSAGE: **Potential loss of investment and six full-time positions and one new part-time position.**

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: July 18, 2017

RE: Request for designation by Paul A. Walters, LLC/Quality Engineering, Inc./PAW International, Inc. as an ERA for real and personal property improvements.

BACKGROUND

PROJECT ADDRESS:	**4725 Arden Drive**	PROJECT LOCATED WITHIN:	**N/A**
PROJECT COST:	**$4,000,000**	COUNCILMANIC DISTRICT:	**4**

COMPANY PRODUCT OR SERVICE: PROJECT DESCRIPTION:	**Quality Engineering is a tool manufacturing firm. PAW International, Inc. is the products division. Combined, they make and sell their own products. Undeveloped land has been purchased and two new buildings will be built. New personal property manufacturing equipment will be purchased and installed.**

CREATED		RETAINED	
JOBS CREATED (FULL-TIME):	**6**	JOBS RETAINED (FULL-TIME):	**4**
JOBS CREATED (PART-TIME):	**1**	JOBS RETAINED (PART-TIME):	**0**
TOTAL NEW PAYROLL:	**$178,800**	TOTAL RETAINED PAYROLL:	**$230,200**
AVERAGE SALARY (FULL-TIME NEW):	**$25,542**	AVERAGE SALARY (FULL-TIME RETAINED):	**$57,550**

COMMUNITY BENEFIT REVIEW

Yes ☒ **No** ☐ **N/A** ☐

Project will encourage vacant or under-utilized land appropriate for commercial or industrial use?
Explain: The parcel of land on which the project will occur has been undeveloped for over 15 years.

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: Six full-time positions and one part-time position will be created.**
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 and personal property is five years.

Under Fort Wayne Common Council's tax abatement policies and procedures, Paul A. Walters LLC is eligible for a five year deduction 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: Carmen Y

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 **Paul A. Walters LLC**

PERSONAL PROPERTY TAX ABATEMENT - 5 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	$2,000,000	40%	$800,000	$800,000	100%	0%	$800,000	$0	0.035721	$0	$28,577
2	$2,000,000	56%	$1,120,000	$1,120,000	80%	20%	$896,000	$224,000	0.035721	$8,002	$32,006
3	$2,000,000	42%	$840,000	$840,000	60%	40%	$504,000	$336,000	0.035721	$12,002	$18,003
4	$2,000,000	32%	$640,000	$640,000	40%	60%	$256,000	$384,000	0.035721	$13,717	$9,145
5	$2,000,000	30%	$600,000	$600,000	20%	80%	$120,000	$480,000	0.035721	$17,146	$4,287
6	$2,000,000	30%	$600,000	$600,000	0%	100%	$0	$600,000	0.035721	$21,433	$0

TOTAL TAX SAVED	(5 yrs on 5 yr deduction)	**$92,017**
TOTAL TAX PAID	(5 yrs on 5 yr deduction)	**$72,299**

REAL PROPERTY TAX ABATEMENT - 5 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	0.035721	$0	$71,442
2	$2,000,000	$2,000,000	$2,000,000	80%	20%	$1,600,000	$400,000	0.035721	$14,288	$57,154
3	$2,000,000	$2,000,000	$2,000,000	60%	40%	$1,200,000	$800,000	0.035721	$28,577	$42,865
4	$2,000,000	$2,000,000	$2,000,000	40%	60%	$800,000	$1,200,000	0.035721	$42,865	$28,577
5	$2,000,000	$2,000,000	$2,000,000	20%	80%	$400,000	$1,600,000	0.035721	$57,154	$14,288
6	$2,000,000	$2,000,000	$2,000,000	0%	100%	$0	$2,000,000	0.035721	$71,442	$0

TOTAL TAX SAVED REAL PROPERTY	(5 yrs on 5 yr deduction)	**$214,326**
TOTAL TAX PAID REAL PROPERTY	(5 yrs on 5 yr deduction)	**$214,326**
TOTAL TAX SAVED PERSONAL & REAL		**$306,343**
TOTAL TAX PAID PERSONAL & REAL		**$286,625**

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

Real Property Abatements

Tax Abatement Review System

Paul A. Walters LLC		Points Possible	Points Awarded
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	$2,000,000 / 11= $181,818	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	.0135 x $230,200= $3,107	1	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	.0135 X $174,800= $2,359	2	
less than $3,000		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%		15	
50% to 74%		10	
25% to 49%	30%	5	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	4	1	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	6	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		4	
under $25,000	$24,975	0	0

BENEFITS (10 points possible)

Major Medical Plan	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	5

Total	43

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

Five year phase-in

* 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%	

Personal Property Abatements

Tax Abatement Review System

Paul A. Walters 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	$2,000,000	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	$2,000,000 / 11 = $181,818	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	.0135 x $230,200= $3,107	1	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	.0135 x $174,800= $2,359	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%		15	
50% to 74%		10	
25% to 49%	30%	5	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	4	1	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	6	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		4	
	$24,975	0	0

BENEFITS (10 points possible)

Major Medical Plan	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	5

Total	41

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%	