

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 3710 E. State Blvd., Fort Wayne, Indiana 46805 (Indian Motorcycle of Fort Wayne/Rellim Properties, Inc./CBM Cycles East, Inc.)

WHEREAS, Petitioner has duly filed its petition dated February 14, 2018 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 11 full-time, permanent jobs for a total new, annual payroll of \$599,000, with the average new annual job salary being \$54,454, and five part-time jobs for a total new part-time annual payroll of \$80,080, with the average new part-time annual job salary being \$16,016; and

WHEREAS, the total estimated project cost is \$925,100; and

WHEREAS, it appears the said petition should be processed to final determination in accordance with the provisions of said Division 6.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, subject to the requirements of Section 6, below, the property hereinabove described is hereby designated and declared an "Economic Revitalization Area" under I.C. 6-1.1-12.1. Said designation shall begin upon the effective date of the Confirming Resolution referred to in Section 6 of this Resolution and shall terminate on December 31, 2021, unless otherwise automatically extended in five year increments per I.C. 6-1.1-12.1-9.

SECTION 2. That, upon adoption of the Resolution:

- (a) Said Resolution shall be filed with the Allen County Assessor;
- (b) Said Resolution shall be referred to the Committee on Finance requesting a recommendation from said committee concerning the advisability of designating the above area an "Economic Revitalization Area";
- (c) Common Council shall publish notice in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption and substance of this resolution and setting this designation as an "Economic Revitalization Area" for public hearing.

1 **SECTION 3.** That, said designation of the hereinabove described property as an
2 "Economic Revitalization Area" shall apply to both a deduction of the assessed value of real
3 estate and personal property for new manufacturing and information technology equipment
4 improvements to be made between May 1, 2018 and January 31, 2019.

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

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

- 14 (a) If the proposed development does not occur, the approximate current year tax
15 rates for this site would be \$3.4500/\$100.
- 16 (b) If the proposed development does occur and no deduction is granted, the
17 approximate current year tax rate for the site would be \$3.4500/\$100 (the
18 change would be negligible).
- 19 (c) If the proposed development occurs and a deduction percentage of fifty percent
20 (50%) is assumed, the approximate current year tax rate for the site would be
21 \$3.4500/\$100 (the change would be negligible).
- 22 (d) If the proposed new manufacturing and information technology equipment is not
23 installed, the approximate current year tax rates for this site would be
24 \$3.4500/\$100.
- 25 (e) If the proposed new manufacturing and information technology equipment is
26 installed and no deduction is granted, the approximate current year tax rate for
27 the site would be \$3.4500/\$100 (the change would be negligible).
- 28 (f) If the proposed new manufacturing and information technology equipment is
29 installed and a deduction percentage of eighty percent (80%) is assumed, the
30 approximate current year tax rate for the site would be \$3.4500/\$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 ten years, and

1 the deduction from the assessed value of the new manufacturing and information technology
2 equipment shall be for a period of five years.

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

Year of Deduction	Percentage
1	100%
2	95%
3	80%
4	65%
5	50%
6	40%
7	30%
8	20%
9	10%
10	5%
11	0%

14 **SECTION 9.** The deduction schedule from the assessed value of new
15 manufacturing and information technology equipment pursuant to I.C. 6-1.1-12.1-17 shall
16 look like this:

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

23 **SECTION 11.** That, the benefits described in the Petitioner's Statement of Benefits
24 can be reasonably expected to result from the project and are sufficient to justify the
25 applicable deductions.

26 **SECTION 12.** That, the taxpayer is non-delinquent on any and all property tax due
to jurisdictions within Allen County, Indiana.

27 **SECTION 13.** That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that
28 has received a deduction under section 3 or 4.5 of this chapter may be required to repay the
29
30

1 deduction amount as determined by the county auditor in accordance with section 12 of said
2 chapter if the property owner ceases operations at the facility for which the deduction was
3 granted and if the Common Council finds that the property owner obtained the deduction by
4 intentionally providing false information concerning the property owner's plans to continue
operation at the facility.

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

7
8 _____
Member of Council

9
10 APPROVED AS TO FORM AND LEGALITY

11 _____
12 Carol Helton, City Attorney
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FEB 14 2018

03/2013



COMMUNITY DEVL.

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:

\$ 850,000

Total cost of manufacturing equipment improvements:

\$ 44,800

Total cost of research and development equipment improvements:

Total cost of logistical distribution equipment improvements:

Total cost of information technology equipment improvements:

\$ 30,300

TOTAL OF ABOVE IMPROVEMENTS:

\$ 925,100

GENERAL INFORMATION

Real property taxpayer's name: Rellim Properties, Inc.Personal property taxpayer's name: CBM Cycles East, Inc.Telephone number: 574-327-2327Address listed on tax bill: 3016 Brittany Ct., Elkhart, IN 46514Name of company to be designated, if applicable: Indian Motorcycle of Fort WayneYear company was established: 2015 and 2017Address of property to be designated: 3710 E. State Blvd., Fort Wayne, IN 46805Real estate property identification number: 02-08-32-326-002.000-072Contact person name: Ann SchelleContact person telephone number: (574) 327-2327Contact person Email: cbm.annschelle@gmail.comContact person address: 3016 Brittany Ct., Elkhart, IN 46514

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Chris Schelle	Owner / President	1700 Rainbow Bend Blvd., Elkhart, IN 46514	(574) 536-7134
Dave Jones	Owner / Vice President	24664 Copper Ridge Dr., Goshen, IN 46526	(574) 361-7170

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

NAME	PERCENTAGE
Chris Schelle - Rellim Properties, Inc.	58.18
Dave Jones - Rellim Properties, Inc.	41.82
Chris Schelle - CBM Cycles East, Inc.	60
Dave Jones- CBM Cycles East, Inc.	40

- ☐ Yes ☒ No Are any elected officials shareholders or holders of any debt obligation of the applicant or operating business? If yes, who? (name/title) _____
- ☒ Yes ☐ No Is the property for which you are requesting ERA designation totally within the corporate limits of the City of Fort Wayne?
- ☐ Yes ☒ No Do you plan to request state or local assistance to finance public improvements?
- ☒ Yes ☐ No Is the property for which you are requesting ERA designation located in an Economic Development Target Area (EDTA)? (see attached map for current areas)
- ☒ Yes ☐ No Does the company's business include a retail component? If yes, answer the following questions:
 What percentage of floor space will be utilized for retail activities? 6000
 What percentage of sales is made to the ultimate customer? 60%
 What percentage of sales will be from service calls? 40%

What is the percentage of clients/customers served that are located outside of Allen County? 10%

What is the company's primary North American Industrial Classification Code (NAICs)? 531120 and 441228

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

Rellim Properties, Inc. - Lessor of nonresidential buildings
 CBM Cycles East, Inc. - Motorcycle dealership, repair shop, retail store

Dollar amount of annual sales for the last three years:

Year	Annual Sales
2015	\$ 1,375,289.00
2016	\$ 5,028,414
2017	\$ 7,294,182

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

Customer Name	City/State	Annual Gross Sales
Patrick Lay	Harbert, MI	\$ 140,711
Kevin Bender	Elkhart, IN	\$ 48,788
Larry Oakley	Mishawaka, IN	\$ 61,364

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

Supplier Name	City/State	Annual Gross Purchases
Parts Unlimited	Janesville, WI	\$ 102,632
Western Powersports	Boise, ID	\$ 25,800
DMC Sidecars	Enumclaw, WA	\$ 24,657

List the company's top three competitors:

Competitor Name	City/State
Hoosier Harley-Davidson	Elkhart, IN
McDaniels Harley-Davidson	Elkhart, IN
Ft Wayne Harley-Davidson	Fort Wayne, IN

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

Rellim Properties, Inc. will lease the facility to CBM Cycles East, Inc.

CBM Cycles East, Inc. will sell new and used motorcycles; operate a service center for new and used motorcycles; operate a retail center for motorcycle parts, gear and apparel. The Service Center will customize motorcycles through onsite modification of parts, installation of custom parts modified or produced offsite and onsite modification of engines.

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

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

The property has been vacant for several years and is lacking in development. The existing structure is deteriorating and must be removed. The new structure will bring vitality, beautification and increased traffic flow to this area of commerce. Landscaping and signage will be updated; significantly improving the curb appeal of adjacent retail businesses.

REAL PROPERTY INFORMATION

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

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

There is a small building which was previously used as a fast food restaurant. This building has not been operational for several years. The parking lot and landscaping are overgrown and not maintained.

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

Deteriorating and in need of demolition

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

A very attractive 15,600 sq ft building will be erected on the site. The parking lot will be resurfaced and landscaping renewed. The signage on E. State Blvd will be replaced with an updated / more visible fixture.

Projected construction start (month/year): 05/2018

Projected construction completion (month/year): 12/2018

☐ 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)

Motorcycle service area will use the following equipment in the repair, maintenance, modification and assembly of motorcycles: pneumatic lifts; desktop computers; Laptop computer for diagnostics; printers; air compressors; parts washing station; bench grinder; forklift; radial mill for fabricating or modifying metal components from the engine, frame, accessory parts; lathe for fabricating or modifying metal components from the engine, frame, accessory parts; mig welder for fabricating or modifying metal components from frame or accessories; a cloud based Data Management Software system for inventory management, customer communication, service center work orders.

☐ 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): 12/2018

Date last piece of equipment will be installed (month/year): 01/2019

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

Manufacturing equipment will be depreciated for 7 years for income tax purposes

Information technology equipment will be depreciated for 5 years for income tax purposes

Data Management System Software: \$15,000

Desktop Computers : \$10,800

Laptop Computer : #1,800

Printers : \$2,700

Air Compressor : \$3,500

Parts Washing Station : \$2,000

Bench Grinder : \$300

Fork Lift : \$25,000

Radial Mill : \$8,000

Lathe : \$2,500

Mig Welder : \$3,500

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
N/A			

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
N/A			

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Technician	49-3052	2	\$ 80,000
Service Writer	43-4151	1	REDACTED
Salesperson	41-2031	2	\$ 84,000
Finance Manager	11-3031	1	REDACTED
* See Attached LIST			

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
General Manager	11-1021	1	██████
Sales Manager	11-2022	1	██████
Parts Manager	11-2022	1	██████
Service Manager	11-3051	1	██████
Retail Manager	11-2022	1	██████

PUBLIC BENEFIT INFORMATION

Current Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll

Retained Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll

Additional Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
Sales Associate	41-2031	2	\$ 24,960
Parts Associate	41-2022	1	████████
Marketing Manager	11-2021	1	████████
Administrative Assistant	43-6011	1	████████

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:

2 Weeks paid vacation - FT Employees

When will you reach the levels of employment shown above? (month/year): 06/2019

REQUIRED ATTACHMENTS

The following must be attached to the application.

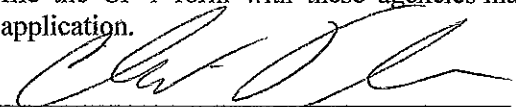
1. **Statement of Benefits Form(s) (first page/front side completed)**
2. **Full legal description of property and a plat map identifying the property boundaries. (Property tax bill legal descriptions are not sufficient.) Should be marked as Exhibit A.**
3. **Check for non-refundable application fee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

Chris Schelle
Printed Name and Title of Applicant

2-9-18
Date



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R6 / 10-14)

Prescribed by the Department of Local Government Finance

CITY OF FT WAYNE

FEB 14 2018

COMMUNITY DEVL

20 19 PAY 20 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:

- 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.
- 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.
- 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.
- 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)
- 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 RELLIM PROPERTIES, INC.					
Address of taxpayer (number and street, city, state, and ZIP code) 3016 BRITTANY COURT, ELKHART, IN 46514					
Name of contact person ANN SCHELLE		Telephone number (574) 327-2327		E-mail address cbm.annschelle@gmail.com	
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT			
Name of designating body CITY OF FORT WAYNE		Resolution number			
Location of property 3710 E. STATE BLVD., FORT WAYNE, IN 46805		County ALLEN		DLGF taxing district number	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Construction of 15,600 sq ft building with approximately 6,000 sq ft of retail space and 9,600 sq ft used for service & fabrication of motorcycles. Building will have a front entrance including large porch with architectural detail across the entire span facing E. State Blvd. Overhead Service doors will be located on South side of building.				Estimated start date (month, day, year) May 1, 2018	
				Estimated completion date (month, day, year) December 1, 2018	
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT			
Current number 0.00	Salaries \$0.00	Number retained 0.00	Salaries \$0.00	Number additional 16.00	Salaries \$619,800.00
SECTION 4		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT			
		REAL ESTATE IMPROVEMENTS			
		COST		ASSESSED VALUE	
Current values		0.00		0.00	
Plus estimated values of proposed project		850,000.00		850,000.00	
Less values of any property being replaced		0.00		0.00	
Net estimated values upon completion of project		850,000.00		850,000.00	
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
Estimated solid waste converted (pounds)		Estimated hazardous waste converted (pounds)			
Other benefits					
SECTION 6		TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.					
Signature of authorized representative 				Date signed (month, day, year) 12/29/17	
Printed name of authorized representative Chris Schelle				Title Owner / President	

**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

FEB 14 2018

COMMUNITY DEVL.

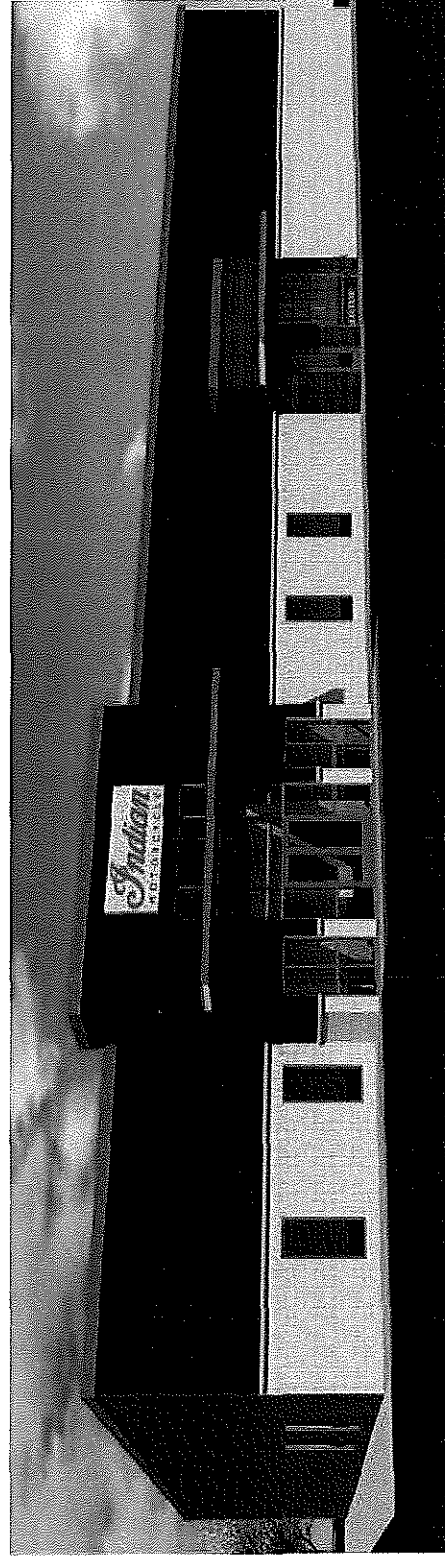
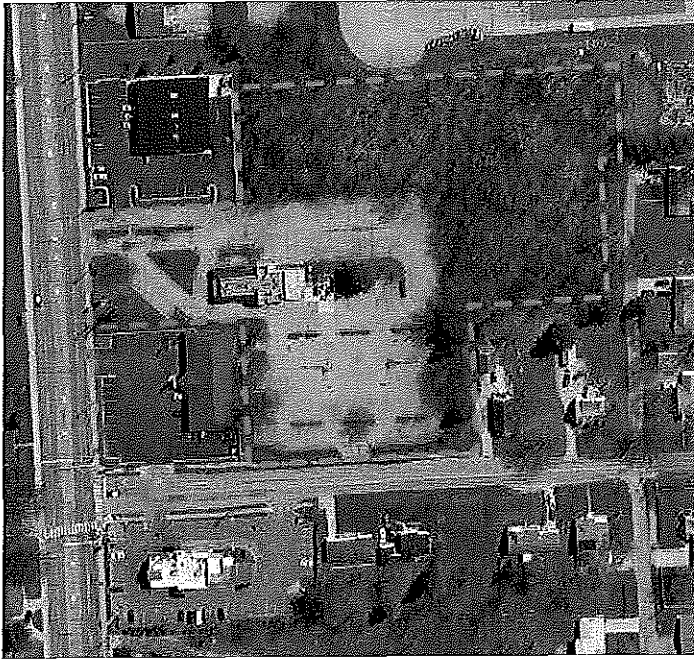
PRIVACY NOTICE

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 CBM CYCLES EAST, INC.		Name of contact person ANN SCHELLE						
Address of taxpayer (number and street, city, state, and ZIP code) 3016 BRITTANY COURT, ELKHART, IN 46514		Telephone number (574) 327-2327						
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT						
Name of designating body CITY OF FORT WAYNE		Resolution number (s)						
Location of property 3710 E STATE BLVD., FORT WAYNE, IN 46805		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.) WELDERS, LATHES, MILLS, GRINDERS, AIR COMPRESSORS, COMPUTERS AND PRINTERS TO BE USED IN THE SERVICE CENTER OF A MOTORCYCLE DEALERSHIP		ESTIMATED						
				START DATE	COMPLETION DATE			
		Manufacturing Equipment		05/01/2018	12/01/2018			
		R & D Equipment						
		Logist Dist Equipment						
IT Equipment		05/01/2018	12/01/2018					
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT						
Current number 0	Salaries 0	Number retained 0	Salaries 0	Number additional 16	Salaries 619,080			
SECTION 4		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT						
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current values	0	0					0	0
Plus estimated values of proposed project	44,800	44,800					30,300	30,300
Less values of any property being replaced	0	0					0	0
Net estimated values upon completion of project	44,800	44,800					30,300	30,300
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER						
Estimated solid waste converted (pounds) _____		Estimated hazardous waste converted (pounds) _____						
Other benefits:								
SECTION 6		TAXPAYER CERTIFICATION						
I hereby certify that the representations in this statement are true.								
Signature of authorized representative 				Date signed (month, day, year) 12/29/17				
Printed name of authorized representative Chris Schelle				Title Owner / President				



Indian.
MOTORCYCLE

OPTION B

Indian Motorcycles

Fort Wayne, Indiana



DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Indian Motorcycle of Fort Wayne/Rellim Properties, Inc./CBM Cycles East, Inc. is requesting the designation of an Economic Revitalization Area for eligible real and personal property improvements. Indian Motorcycle of Fort Wayne/Rellim Properties, Inc./CBM Cycles East, Inc. will demolish the existing building on the property and construct a new 15,600 square foot building making both real and personal property improvements.**

EFFECT OF PASSAGE: **Investment of \$925,100, 11 new full-time jobs and five new part-time jobs.**

EFFECT OF NON-PASSAGE: **Potential loss of investment and 11 new full-time jobs and five new part-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: February 16, 2018

RE: Request for designation by Indian Motorcycle of Fort Wayne/Rellim Properties, Inc./CBM Cycles East, Inc. as an ERA for personal property improvements.

BACKGROUND

PROJECT ADDRESS:	3710 E. State Blvd.	PROJECT LOCATED WITHIN:	EDTA
PROJECT COST:	\$925,100	COUNCILMANIC DISTRICT:	1

COMPANY PRODUCT OR SERVICE:	Indian Motorcycle of Fort Wayne/Rellim Properties, Inc./CBM Cycles East, Inc. will sell new and used motorcycles, parts, gear and apparel, operate a service center that will customize motorcycles with onsite modification of parts and engines along with the instillation of custom parts.
PROJECT DESCRIPTION:	Indian Motorcycle of Fort Wayne/Rellim Properties, Inc./CBM Cycles East, Inc. will demolish the existing building on the property and construct a new 15,600 square foot building making both real and personal property improvements.

CREATED

RETAINED

JOBS CREATED (FULL-TIME):	11	JOBS RETAINED (FULL-TIME):	0
JOBS CREATED (PART-TIME):	5	JOBS RETAINED (PART-TIME):	0
TOTAL NEW PAYROLL:	\$679,080	TOTAL RETAINED PAYROLL:	0
AVERAGE SALARY (FULL-TIME NEW):	\$54,454	AVERAGE SALARY (FULL-TIME RETAINED):	0

COMMUNITY BENEFIT REVIEW

Yes ☒ No ☐ N/A ☐

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

Explain: A vacant and deteriorating building will be demolished and a new 15,600 square foot building will be constructed.

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 SC, Shopping Center. Use of property is consistent with the land use policies of the City of Fort Wayne.

Yes ☒ No ☐ N/A ☐

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

Explain: A vacant and deteriorating building will be demolished and a new 15,600 square foot building will be constructed.

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 and information technology 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: 11 full-time jobs and five part-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

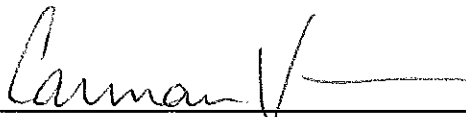
Per the policy of the City of Fort Wayne, the following guidelines apply to this project:

1. This project is located in an EDTA, the period of deduction for real property is ten years.
2. The period of deduction for personal property in five years.

Under Fort Wayne Common Council's tax abatement policies and procedures, Indian Motorcycle of Fort Wayne/Rellim Properties, Inc./CBM Cycles East, Inc. is eligible for a ten year deduction on real property improvements because the project located in an Economic Development Target Area (EDTA). They are also 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 **Indian Motorcycle of Fort Wayne**

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	\$75,100	40%	\$30,040	\$30,040	100%	0%	\$30,040	\$0	0.034500	\$0	\$1,036
2	\$75,100	56%	\$42,056	\$42,056	80%	20%	\$33,645	\$8,411	0.034500	\$290	\$1,161
3	\$75,100	42%	\$31,542	\$31,542	60%	40%	\$18,925	\$12,617	0.034500	\$435	\$653
4	\$75,100	32%	\$24,032	\$24,032	40%	60%	\$9,613	\$14,419	0.034500	\$497	\$332
5	\$75,100	30%	\$22,530	\$22,530	20%	80%	\$4,506	\$18,024	0.034500	\$622	\$155
6	\$75,100	30%	\$22,530	\$22,530	0%	100%	\$0	\$22,530	0.034500	\$777	\$0
TOTAL TAX SAVED (5 yrs on 5 yr deduction)											<u>\$3,337</u>
TOTAL TAX PAID (5 yrs on 5 yr deduction)											<u>\$2,622</u>

REAL PROPERTY TAX ABATEMENT - 10 yr Schedule

Year	Cash Value	True Tax Value	Assessed Value	Tax Abate %	Tax Paid %	Deduction	Taxable AV	Tax Rate	Tax Paid	Tax Saved
1	\$850,000	\$850,000	\$850,000	100%	0%	\$850,000	\$0	0.034500	\$0	\$29,325
2	\$850,000	\$850,000	\$850,000	95%	5%	\$807,500	\$42,500	0.034500	\$1,466	\$27,859
3	\$850,000	\$850,000	\$850,000	80%	10%	\$680,000	\$85,000	0.034500	\$2,933	\$23,460
4	\$850,000	\$850,000	\$850,000	65%	20%	\$552,500	\$170,000	0.034500	\$5,865	\$19,061
5	\$850,000	\$850,000	\$850,000	50%	30%	\$425,000	\$255,000	0.034500	\$8,798	\$14,663
6	\$850,000	\$850,000	\$850,000	40%	40%	\$340,000	\$340,000	0.034500	\$11,730	\$11,730
7	\$850,000	\$850,000	\$850,000	30%	50%	\$255,000	\$425,000	0.034500	\$14,663	\$8,798
8	\$850,000	\$850,000	\$850,000	20%	65%	\$170,000	\$552,500	0.034500	\$19,061	\$5,865
9	\$850,000	\$850,000	\$850,000	10%	80%	\$85,000	\$680,000	0.034500	\$23,460	\$2,933
10	\$850,000	\$850,000	\$850,000	5%	95%	\$42,500	\$807,500	0.034500	\$27,859	\$1,466
11	\$850,000	\$850,000	\$850,000	0%	100%	\$0	\$850,000	0.034500	\$29,325	\$0
TOTAL TAX SAVED REAL PROPERTY (7 yrs on 7 yr deduction)										\$140,760
TOTAL TAX PAID REAL PROPERTY (10 yrs) (7 yrs on 7 yr deduction)										\$64,515
TOTAL TAX SAVED PERSONAL & REAL										\$144,097
TOTAL TAX PAID PERSONAL & REAL										\$67,137

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

Indian Motorcycle of Fort Wayne

Points Possible	Points Awarded
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INVESTMENT (30 points possible)

Total new investment in real property (new structures and/or rehabilitation)

Over \$1,000,000		10	
\$500,000 to \$999,999	\$850,000	8	8
\$100,000 to \$499,999		6	
Under \$100,000		4	

Investment per employee (both jobs created and retained)

\$35,000 or more	\$53,125	10	10
\$18,500 to \$34,999		8	
\$6,250 to \$18,499		6	
\$1,250 to \$6,249		4	
less than \$1,249		2	

Estimated local income taxes generated from jobs retained

\$80,000 or more		5	
\$30,000 to \$79,999		4	
\$10,000 to \$29,999		3	
\$5,000 to \$9,999		2	
less than \$5,000		1	

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

\$30,000 or more		5	
\$10,000 to \$29,999		4	
\$5,000 to \$9,999	\$9,167	3	6
\$3,000 to \$4,999		2	
less than \$3,000		1	

ECONOMIC BASE (20 points possible)

Location Quotient in designated Occupation Code
(use majority Occupation Code of all created and retained jobs)

Greater than 1.0		5	
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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		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	16	4	8
1 to 9		2	

WAGES (20 points possible)

Median salary of the jobs created and/or retained

Over \$47,999		20	
\$43,000 to \$47,999		16	
\$38,000 to \$42,999	\$40,000	12	12
\$33,000 to \$37,999		8	
\$28,000 to \$32,999		4	
under \$28,000		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	5

Total	59
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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

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

Indian Morotcycle of Fort Wayne

		Points Possible	Points Awarded
INVESTMENT (30 points possible)			
Total new investment in equipment			
Over \$5,000,000		10	
\$1,000,000 to \$4,999,999		8	
\$500,000 to \$999,999	\$75,100	6	6
\$0 to \$499,999		4	
Investment per employee (both jobs created and retained)			
\$35,000 or more		10	
\$18,500 to \$34,999		8	
\$6,250 to \$18,499		6	
\$1,250 to \$6,249	\$4,693	4	4
less than \$1,249		2	
Estimated local income taxes generated from jobs retained			
\$80,000 or more		5	
\$30,000 to \$79,999		4	
\$10,000 to \$29,999		3	
\$5,000 to \$9,999		2	
less than \$5,000		1	
Estimated local income taxes generated from jobs created (Double points for start-up)			
\$30,000 or more		5	
\$10,000 to \$29,999	\$9,167	4	8
\$5,000 to \$9,999		3	
\$3,000 to \$4,999		2	
less than \$3,000		1	
ECONOMIC BASE (20 points possible)			
Location Quotient in designated Occupation Code (use majority Occupation Code of all created and retained jobs)			
Greater than 1.0		5	
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		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	16	4	8
1 to 9		2	
WAGES (20 points possible)			
Median salary of the jobs created and/or retained			
Over \$47,999		20	
\$43,000 to \$47,999		16	
\$38,000 to \$42,999	\$40,000	12	12
\$33,000 to \$37,999		8	
\$28,000 to \$32,999		4	
under \$28,000		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	5

Total 53

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%	