BILL NO. R-18-06-26

DECLARATORY RESOLUTION NO. R-______

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property to be commonly known as 6340 Innovation Blvd, Fort Wayne, Indiana 46818 (Tippmann Innovation/TBD Properties, LLC/Tippmann Design Build, LLC)

WHEREAS, Petitioner has duly filed its petition dated June 04, 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 three full-time permanent jobs for a total additional payroll of $265,000 with an average annual job salary being $88,333 and retain 18 full-time permanent jobs for a current annual payroll of $1,380,000, with the average current annual job salary being $76,666; and

WHEREAS, the total estimated project cost is $1,940,000; and

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

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

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

SECTION 2. That, upon adoption of the Resolution:

(a) Said Resolution shall be filed with the Allen County Assessor;

(b) Said Resolution shall be referred to the Committee on Finance requesting a recommendation from said committee concerning the advisability of designating the above area an "Economic Revitalization Area";

(c) Common Council shall publish notice in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption and substance of this resolution and setting this designation as an "Economic Revitalization Area" for public hearing.

SECTION 3. That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall apply to both a deduction of the assessed value of real estate improvements made between August 1, 2018 and April 30, 2019 and personal property for new research and development, logistical distribution and information technology equipment improvements to be made between January 1, 2019 and December 31, 2020.

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 research and development, logistical distribution and information technology 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 research and development, logistical distribution and information technology 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 $3.4092/$100.

(b) If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be $3.4092/$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 $3.4092/$100 (the change would be negligible).

(d) If the proposed research and development, logistical distribution and information technology is not installed, the approximate current year tax rates for this site would be $3.4092/$100.

(e) If the proposed research and development, logistical distribution and information technology is installed and no deduction is granted, the approximate current year tax rate for the site would be $3.4092/$100 (the change would be negligible).

(f) If the proposed new research and development, logistical distribution and information technology equipment is installed and a deduction percentage of eighty percent (80%) is assumed, the approximate current year tax rate for the site would be $3.4092/$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 the deduction from the assessed value of the new research and development, logistical distribution and information technology equipment shall be for a period of ten years.

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

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

SECTION 9. The deduction schedule from the assessed value of new research and development, logistical distribution and information technology equipment pursuant to I.C. 6-1.1-12.1-17 shall look like this:

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

SECTION 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

03/2013

JUN 0 4 2018

CRV

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: $ 1,700,000
Total cost of manufacturing equipment improvements:
Total cost of research and development equipment improvements: $ 100,000
Total cost of logistical distribution equipment improvements: $ 80,000
Total cost of information technology equipment improvements: $ 60,000

TOTAL OF ABOVE IMPROVEMENTS: $ 1,940,000

GENERAL INFORMATION

Real property taxpayer's name: TDB Properties, LLC

Personal property taxpayer's name: Tippmann Design Build, LLC

Telephone number: 260-424-2222

Address listed on tax bill: 9109 Stellhorn Crossing Pkwy, Ft Wayne, IN 46815

Name of company to be designated, if applicable: Tippmann Innovation

Year company was established: 2006

Address of property to be designated: 6340 Innovation Blvd, Ft Wayne, IN 46818

Real estate property identification number: Split 8161333 02-07-16-400-004.000-073

Contact person name: Brian Simpson, CFO

Contact person telephone number: (260) 424-2222 Contact person Email: bsimpson@ticold.com

Contact person address: 9109 Stellhorn Crossing Pkwy, Fort Wayne (46815)

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Samuel Tippmann	President	Melbourne, FL Office	(260) 424-2222
Daniel Tippmann	VP - Engineering	Fort Wayne Office	(260) 424-2222
Robert Adams	VP - Sales	Fort Wayne Office	(260) 424-2222
Joshua Koester	VP - Construction	Melbourne, FL Office	(260) 424-2222
Brian Simpson	CFO	Fort Wayne Office	(260) 424-2222

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

NAME	PERCENTAGE
Samuel Tippmann	40%
Daniel Tippmann	40%
Robert Adams	10%
Joshua Koester	10%

☐ 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? 100%

What is the company's primary North American Industrial Classification Code (NAICs)? General Contractor - Cold Storage

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

Tippmann Companies is a general contractor specializing in the cold storage industry. Tippmann builds large ($10-30 Million) warehouses throughout the United States.

Dollar amount of annual sales for the last three years:

Year	Annual Sales
2015	$ 21,000,000.00
2016	$ 32,000,000
2017	$ 41,000,000

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

Customer Name	City/State	Annual Gross Sales
Bridge Burien	Chicago, IL	$ 23,000,000
Win Build	Sioux Falls, SD	$ 18,000,000
Dick Cold Storage	Columbus, OH	$ 18,000,000

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

Supplier Name	City/State	Annual Gross Purchases
RE Lewis	Creston, IA	$ 6,000,000
Shambaugh & Son	Fort Wayne, IN	$ 2,000,000
Service Steel	Butler, IN	$ 2,000,000

List the company's top three competitors:

Competitor Name	City/State
Primus	Atlanta, GA
ARCO	Atlanta, GA
Tippmann Group	Ft Wayne, IN

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

The project site will be the home office for Tippmann's business. In addition, the building will include a warehouse that will be used to store building materials, primarily consisting of refrigeration equipment unique to Tippmann's business. Finally, Tippmann is an industry leader in cold storage innovation, and the company holds several patents in this area. The company continues to engage in research and development, and the new warehouse will include a miniature cold storage warehouse to be used in further development of refrigeration equipment and system design.

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 is located in Summit Park and is being developed by the Fort Wayne Redevelopment Commission. The lot is currently vacant.

REAL PROPERTY INFORMATION

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

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

n/a

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

n/a

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

The new building would include 6,000 square feet of office space, designed to comfortably accommodate up to 25 full time employees (our current space only accommodates about 15 full time employees comfortably). The warehouse component would be approximately 25,000 square feet of additional space, of which approximately 1,000 square feet will be dedicated to research and development, including an actual cold storage testing room.

Projected construction start (month/year): 08/2018

Projected construction completion (month/year): 04/2019

☐ 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)

R&D - Test Freezer ($24,000), Tools ($6,000), Other Testing Equipment ($70,000)

Logistical - Racking ($40,000), Forklift ($12,000), Crane ($6,500), Dock Loading Equipment ($21,500).

IT - 3D Modeling Software ($6,000/yr), Video Conferencing Equipment ($12,000), VR and AR Equipment ($8,000), Computers and other Equipment ($16,000)

☐ 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): 01/2019

Date last piece of equipment will be installed (month/year): 12/2020

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

R&D Equipment will be expected to be depreciated over a 5 year schedule. All other equipment will likely be depreciated over a 7 year schedule.

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
Engineering	17-2141	3	$ 350,000
Construction Managemen	47-1011	6	$ 420,000
Admin - Office	43-3031	5	$ 230,000
Sales - Office	41-4011	1	[redacted]
Professional - Various	11-0000	3	$ 310,000

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
All above positions			
will be retained.			

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Construction Managemen	47-1011	1	[redacted]
Sales - Office	41-4011	1	[redacted]
Engineering	17-2141	1	[redacted]

PUBLIC BENEFIT INFORMATION

Current Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
n/a			

Retained Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
n/a			

Additional Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
n/a			

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

- [ ] Pension Plan
- [x] Major Medical Plan
- [x] Disability Insurance
- [ ] Tuition Reimbursement
- [x] Life Insurance
- [x] Dental Insurance

List any benefits not mentioned above:

401K

When will you reach the levels of employment shown above? (month/year): 04/2021

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.

Brian Simpson
Signature of Taxpayer/Owner

Brian Simpson, CFO
Printed Name and Title of Applicant

5-31-18
Date

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

CITY OF FT WAYNE

JUN 0 4 2018
CA
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	Name of contact person
Tippmann Design Build, LLC	Brian Simpson

Address of taxpayer *(number and street, city, state, and ZIP code)*	Telephone number
9109 Stellhorn Crossing Pkwy, Ft Wayne, IN 46815	(260) 424-2222

SECTION 2 — LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body	Resolution number (s)
Fort Wayne Common Council	

Location of property	County	DLGF taxing district number
6340 Innovation Blvd, Ft Wayne, IN 46818	Allen	73

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.)*

We will have a miniature refrigeration storage room in the new warehouse. The refrigeration equipment (e.g., compressor, fans, etc.), testing room components (e.g., racking), and other test equipment will all be needed for this purpose. IT equipment will consist of standard equipment useful in a new modern office such as wiring, A/V equipment, computers, software, etc.

	ESTIMATED START DATE	ESTIMATED COMPLETION DATE
Manufacturing Equipment		
R & D Equipment	01/01/2019	12/31/2020
Logist Dist Equipment	01/01/2019	12/31/2020
IT Equipment	01/01/2019	12/31/2020

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

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
18	1380000	18	1380000	3	265000

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	0	0
Plus estimated values of proposed project			100,000	100,000	80,000	80,000	60,000	60,000
Less values of any property being replaced			0	0	0	0	0	0
Net estimated values upon completion of project			100,000	100,000	80,000	80,000	60,000	60,000

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

Estimated solid waste converted *(pounds)* ______________ Estimated hazardous waste converted *(pounds)* ______________

Other benefits:

SECTION 6 — TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative	Date signed *(month, day, year)*
Brian Simpson	5-31-18

Printed name of authorized representative	Title
Brian Simpson	CFO

STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS
State Form 51767 (R6 / 10-14)
Prescribed by the Department of Local Government Finance

CITY OF FT WAYNE
CRY
JUN 04 2018
COMMUNITY DEVL.

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: TDB Properties, LLC		
Address of taxpayer (*number and street, city, state, and ZIP code*): 9109 Stellhorn Crossing Pkwy, Ft Wayne, IN 46815		
Name of contact person: Brian Simpson	Telephone number: (260) 424-2222	E-mail address: bsimpson@ticold.com

SECTION 2 — LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body: Fort Wayne Common Council		Resolution number:
Location of property: 6340 Innovation Blvd, Ft Wayne, IN 46818	County: Allen	DLGF taxing district number: 73
Description of real property improvements, redevelopment, or rehabilitation (*use additional sheets if necessary*): This is new construction of 6,000 square feet of office space along with approximately 25,000 square feet of qarehouse for storage, operations, and R&D.		Estimated start date (*month, day, year*): 8/1/2018 Estimated completion date (*month, day, year*): 3/31/2019

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

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
18.00	$1,380,000.00	18.00	$1,380,000.00	3.00	$265,000.00

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	1,700,000.00	1,700,000.00
Less values of any property being replaced	0.00	0.00
Net estimated values upon completion of project	1,700,000.00	1,700,000.00

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: Brian Simpson	Date signed (*month, day, year*): 5-31-18
Printed name of authorized representative: Brian Simpson	Title: CFO

Exhibit A-1

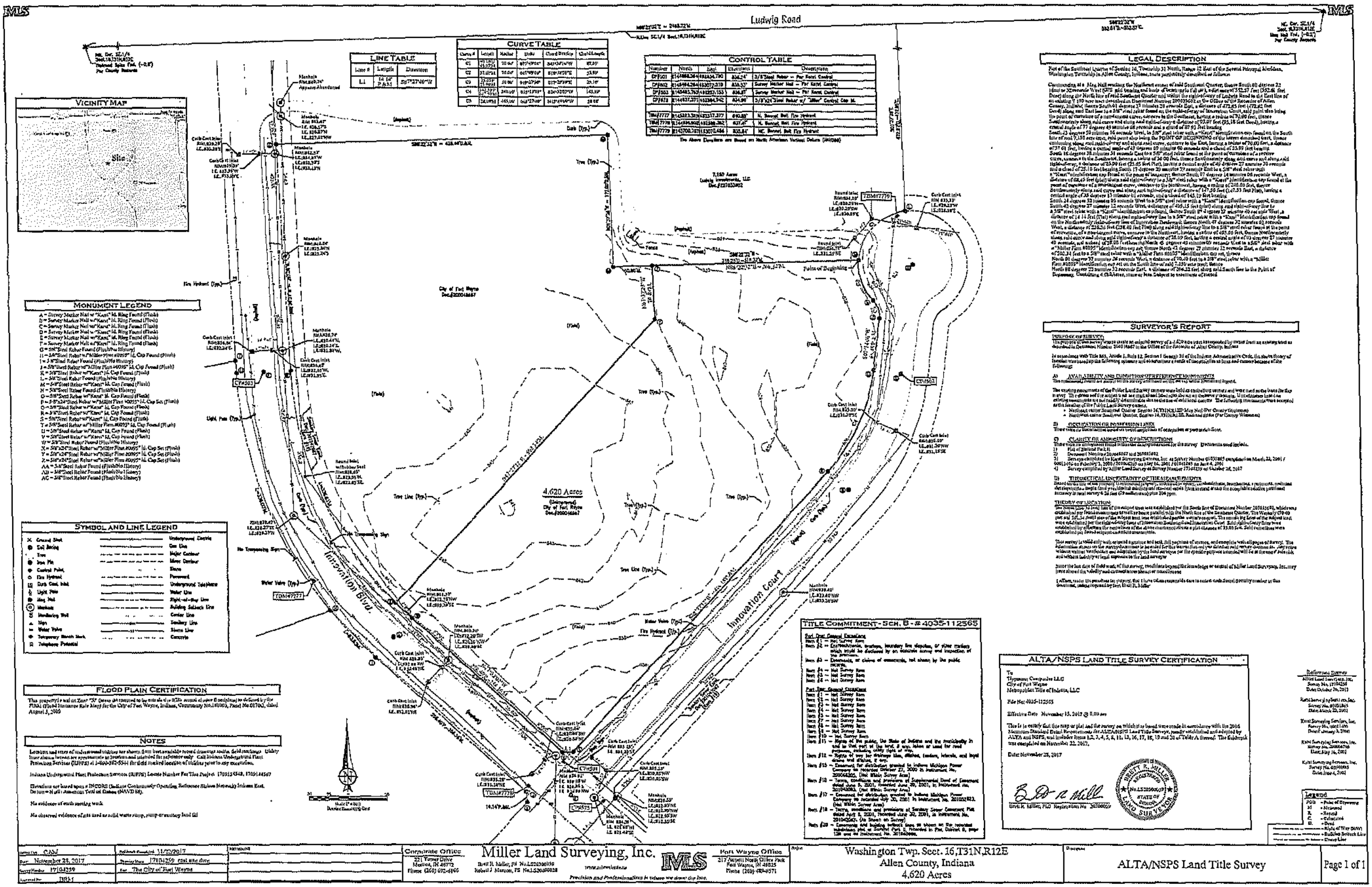
Ludwig Road
LINE TABLE
CURVE TABLE
CONTROL TABLE
LEGAL DESCRIPTION
VICINITY MAP
Site
MONUMENT LEGEND
SYMBOL AND LINE LEGEND
4.620 Acres
Innovation Blvd.
Innovation Court
Point of Beginning
SURVEYOR'S REPORT
FLOOD PLAIN CERTIFICATION
NOTES
TITLE COMMITMENT-SCH. B-#4035-112565
ALTA/NSPS LAND TITLE SURVEY CERTIFICATION
Legend
Miller Land Surveying, Inc.
Corporate Office
Fort Wayne Office
Precision and Professionalism is where we draw the line.
Washington Twp. Sect. 16,T31N,R12E
Allen County, Indiana
4.620 Acres
ALTA/NSPS Land Title Survey
Page 1 of 1

Exhibit A-C

LEGAL DESCRIPTION

Part of the Southeast Quarter of Section 16, Township 31 North, Range 12 East of the Second Principal Meridian, Washington Township in Allen County, Indiana, more particularly described as follows:

Commencing at a Mag Nail marking the Northeast corner of said Southeast Quarter; thence South 88 degrees 22 minutes 32 seconds West (GPS grid bearing and basis of bearings to follow), a distance of 552.57 feet (552.61 feet Deee) along the North line of said Southeast Quarter and within the right-of-way of Ludwig Road to the East line of an existing 7.150 acre tract described in Document Number 207033602 in the Office of the Recorder of Allen County, Indiana; thence South 01 degrees 37 minutes 28 seconds East, a distance of 472.85 feet (472.82 feet Deed) along said East line to a 5/8" steel rebar found on the right-of-way of Innovation Court, said point also being the point of curvature of a non-tangent curve, concave to the Southeast, having a radius of 70.00 feet, thence Southwesterly along said curve and along said right-of-way a distance of 95.07 feet (95.18 feet Deed), having a central angle of 77 degrees 49 minutes 08 seconds and a chord of 87.93 feet bearing South 43 degrees 50 minutes 16 seconds West, to 5/8" steel rebar with a "Karst" identification cap found on the South line of said 7.150 acre tract, said point also being the POINT OF BEGINNING of the herein described tract; thence continuing along said right-of-way and along said curve, concave to the East, having a radius of 70.00 feet, a distance of 57.61 feet, having a central angle of 47 degrees 09 minutes 06 seconds and a chord of 55.99 feet bearing South 18 degrees 38 minutes 51 seconds East to a 5/8" steel rebar found at the point of curvature of a reverse curve, concave to the Southwest, having a radius of 30.00 feet, thence Southeasterly along said curve and along said right-of-way, a distance of 25.90 feet (25.65 feet Plat), having a central angle of 49 degrees 27 minutes 30 seconds and a chord of 25.10 feet bearing South 17 degrees 29 minutes 39 seconds East to a 5/8" steel rebar with a "Karst" identification cap found at the point of tangency; thence South 07 degrees 14 minutes 06 seconds West, a distance of 68.45 feet (plat) along said right-of-way to a 5/8" steel rebar with a "Karst" identification cap found at the point of curvature of a non-tangent curve, concave to the Northwest, having a radius of 240.00 feet, thence Southwesterly along said curve and along said right-of-way a distance of 147.50 feet (147.53 feet Plat), having a central angle of 35 degrees 13 minutes 01 seconds, and a chord of 145.19 feet bearing South 24 degrees 52 minutes 05 seconds West to a 5/8" steel rebar with a "Karst" identification cap found; thence South 42 degrees 27 minutes 12 seconds West, a distance of 495.15 feet (plat) along said right-of-way line to a 5/8" steel rebar with a "Karst" identification cap found; thence South 87 degrees 27 minutes 40 seconds West, a distance of 14.14 feet (Plat) along said right-of-way line to a 5/8" steel rebar with a "Karst" identification cap found on the Northeasterly right-of-way line of Innovation Boulevard; thence North 47 degrees 32 minutes 02 seconds West, a distance of 258.36 feet (258.40 feet Plat) along said right-of-way line to a 5/8" steel rebar found at the point of curvature, of a non-tangent curve, concave to the Northeast, having a radius of 465.00 feet, thence Northwesterly along said curve and along said right-of-way a distance of 28.09 feet, having a central angle of 03 degrees 27 minutes 40 seconds, and a chord of 28.08 feet bearing North 45 degrees 49 minutes 09 seconds West to a 5/8" steel rebar with a "Miller Firm #0095" identification cap set; thence North 42 degrees 27 minutes 12 seconds East, a distance of 502.34 feet to a 5/8" steel rebar with a "Miller Firm #0095" identification cap set; thence North 01 degrees 37 minutes 28 seconds West, a distance of 70.40 feet to a 5/8" steel rebar with a "Miller Firm #0095" identification cap set on the South line of said 7.150 acre tract; thence North 88 degrees 22 minutes 32 seconds East, a distance of 266.32 feet along said South line to the Point of Beginning. Containing 4.620Acres, more or less. Subject to easements of record.

Admn. Appr.______________

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Tippmann Innovation/TDB Properties, LLC/Tippmann Design Build, LLC is requesting the designation of an Economic Revitalization Area for eligible real and personal property improvements in the amount of $1,940,000. Tippmann Innovation/TDB Properties, LLC/Tippmann Design Build, LLC will construct a new 31,000 square foot facility consisting of office, storage, research and development, and cold storage space.**

EFFECT OF PASSAGE: **Investment of $1,940,000, three new full-time jobs and retention of 18 full-time jobs.**

EFFECT OF NON-PASSAGE: **Potential loss of investment, three new full-time jobs and retention of 18 full-time jobs.**

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

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

MEMORANDUM

TO: City Council

FROM: Carman Young, Economic Development Specialist

DATE: June 21, 2018

RE: Request for designation by Tippmann Innovation/TDB Properties, LLC/Tippmann Design Build, LLC as an ERA for real and personal property improvements.

BACKGROUND

PROJECT ADDRESS:	**6340 Innovation Blvd**	PROJECT LOCATED WITHIN:	**N/A**
PROJECT COST:	**$1,940,000**	COUNCILMANIC DISTRICT:	**3**

COMPANY PRODUCT OR SERVICE:	**Tippmann Innovation/TDB Properties, LLC/Tippmann Design Build, LLC is a general contractor specializing in the cold storage industry.**
PROJECT DESCRIPTION:	**Tippmann Innovation/TDB Properties, LLC/Tippmann Design Build, LLC will construct a new 31,000 square foot facility consisting of office, storage, research and development, and cold storage space.**

CREATED		RETAINED	
JOBS CREATED (FULL-TIME):	**3**	JOBS RETAINED (FULL-TIME):	**18**
JOBS CREATED (PART-TIME):	**0**	JOBS RETAINED (PART-TIME):	**0**
TOTAL NEW PAYROLL:	**$265,000**	TOTAL RETAINED PAYROLL:	**$1,380,000**
AVERAGE SALARY (FULL-TIME NEW):	**$88,333**	AVERAGE SALARY (FULL-TIME RETAINED):	**$76,666**

COMMUNITY BENEFIT REVIEW

Yes ☒ **No** ☐ **N/A** ☐

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

Explain: The land on which this facility will be built is currently undeveloped and vacant.

Yes ☒ **No** ☐ **N/A** ☐

Real estate to be designated is consistent with land use policies of the City of Fort Wayne?

Explain: Property to be designated is zoned I-2, General Industrial. Use of this 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 research and development, logistical distribution and information technology will be purchased and installed.

Yes ☐ No ☐ N/A ☒ Project will result in significant conversion of solid waste or hazardous waste into energy or other useful products?

Yes ☐ No ☐ N/A ☒ Project encourages preservation of a historically or architecturally significant structure?

Yes ☐ No ☒ N/A ☐ Construction will result in Leadership in Energy and Environmental Design (LEED) certification by the U.S. Green Building Council?

Yes ☐ No ☒ N/A ☐ Construction will use techniques to minimize impact on combined sewer overflows? (i.e. rain gardens, bio swales, etc.)

Yes ☒ No ☐ N/A ☐ ERA designation induces employment opportunities for Fort Wayne area residents?
Explain: Three new full-time jobs will be created and 18 full-time jobs will be retained.

Yes ☒ No ☐ N/A ☐ Taxpayer is NOT delinquent on any or all property tax due to any taxing jurisdiction within Allen County.

POLICY

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

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

Under Fort Wayne Common Council's tax abatement policies and procedures, Tippmann Innovation/TDB Properties, LLC/Tippmann Design Build, LLC is eligible for a ten year deduction on real property improvements and eligible for a seven year deduction on personal property improvements. Attached is a calculation of property taxes saved/paid with the deduction.

COMMENTS

Signed and Reviewed: Carman 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 **Tippmann Innovation**

PERSONAL PROPERTY TAX ABATEMENT - 7 yr Schedule

Year	True Cash Value	"Pool 2"	True Tax Value	Assessed Value	Tax Abate %	Tax Paid %	Deduction	Taxable A V	Tax Rate	Tax Paid	Tax Saved
1	$240,000	40%	$96,000	$96,000	100%	0%	$96,000	$0	0.034092	$0	$3,273
2	$240,000	56%	$134,400	$134,400	85%	15%	$114,240	$20,160	0.034092	$687	$3,895
3	$240,000	42%	$100,800	$100,800	71%	29%	$71,568	$29,232	0.034092	$997	$2,440
4	$240,000	32%	$76,800	$76,800	57%	43%	$43,776	$33,024	0.034092	$1,126	$1,492
5	$240,000	30%	$72,000	$72,000	43%	57%	$30,960	$41,040	0.034092	$1,399	$1,055
6	$240,000	30%	$72,000	$72,000	29%	71%	$20,880	$51,120	0.034092	$1,743	$712
7	$240,000	30%	$72,000	$72,000	14%	86%	$10,080	$61,920	0.034092	$2,111	$344
8	$240,000	30%	$72,000	$72,000	0%	0%	$0	$0	0.034092	$0	$0

TOTAL TAX SAVED (7 yrs on 7 yr deduction) **$13,211**
TOTAL TAX PAID (7 yrs on 7 yr deduction) **$8,063**

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	$1,700,000	$1,700,000	$1,700,000	100%	0%	$1,700,000	$0	0.034092	$0	$57,956
2	$1,700,000	$1,700,000	$1,700,000	95%	5%	$1,615,000	$85,000	0.034092	$2,898	$55,059
3	$1,700,000	$1,700,000	$1,700,000	80%	10%	$1,360,000	$170,000	0.034092	$5,796	$46,365
4	$1,700,000	$1,700,000	$1,700,000	65%	20%	$1,105,000	$340,000	0.034092	$11,591	$37,672
5	$1,700,000	$1,700,000	$1,700,000	50%	30%	$850,000	$510,000	0.034092	$17,387	$28,978
6	$1,700,000	$1,700,000	$1,700,000	40%	40%	$680,000	$680,000	0.034092	$23,183	$23,183
7	$1,700,000	$1,700,000	$1,700,000	30%	50%	$510,000	$850,000	0.034092	$28,978	$17,387
8	$1,700,000	$1,700,000	$1,700,000	20%	65%	$340,000	$1,105,000	0.034092	$37,672	$11,591
9	$1,700,000	$1,700,000	$1,700,000	10%	80%	$170,000	$1,360,000	0.034092	$46,365	$5,796
10	$1,700,000	$1,700,000	$1,700,000	5%	95%	$85,000	$1,615,000	0.034092	$55,059	$2,898
11	$1,700,000	$1,700,000	$1,700,000	0%	100%	$0	$1,700,000	0.034092	$57,956	$0

TOTAL TAX SAVED REAL PROPERTY (10 yrs on 10 yr deduction) **$286,884**
TOTAL TAX PAID REAL PROPERTY (10 yrs) (10 yrs on 10 yr deduction) **$286,884**

TOTAL TAX SAVED PERSONAL & REAL **$300,095**
TOTAL TAX PAID PERSONAL & REAL **$294,947**

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

Tippman Innovation

INVESTMENT (30 points possible)

		Points Possible	Points Awarded
Total new investment in real property (new structures and/or rehabilitation)			
Over $1,000,000	$1,700,000	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	$80,952	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	$20,424	3	3
$5,000 to $9,999		2	
less than $5,000		1	
Estimated local income taxes generated from jobs created (Double points for start-up)			
$30,000 or more		5	
$10,000 to $29,999		4	
$5,000 to $9,999		3	
$3,000 to $4,999	$3,922	2	2
less than $3,000		1	

ECONOMIC BASE (20 points possible)

		Points Possible	Points Awarded
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	15
50% to 74%		10	
25% to 49%		5	

JOBS (20 points possible)

		Points Possible	Points Awarded
Total number of permanent jobs retained			
Over 250		10	
100 to 249		8	
50 to 99		6	
25 to 49		4	
10 to 24	18	2	2
1 to 9		1	
Total number of permanent jobs created (Double for start-up)			
Over 100		10	
50-99		8	
25-49		6	
10-24		4	
1 to 9		2	2

WAGES (20 points possible)

		Points Possible	Points Awarded
Median salary of the jobs created and/or retained			
Over $47,999		20	20
$43,000 to $47,999		16	
$38,000 to $42,999		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	

Total 74

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

Tippmann Innovation

		Points Possible	Points Awarded
INVESTMENT (30 points possible)			
Total new investment in equipment			
Over $5,000,000		10	
$1,000,000 to $4,999,999		8	
$500,000 to $999,999		6	
$0 to $499,999	$240,000	4	4
Investment per employee (both jobs created and retained)			
$35,000 or more		10	
$18,500 to $34,999		8	
$6,250 to $18,499	$11,428	6	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	$20,424	3	3
$5,000 to $9,999		2	
less than $5,000		1	
Estimated local income taxes generated from jobs created (Double points for start-up)			
$30,000 or more		5	
$10,000 to $29,999		4	
$5,000 to $9,999		3	
$3,000 to $4,999	$3,922	2	2
less than $3,000		1	
ECONOMIC BASE (20 points possible)			
Location Quotient in designated Occupation Code (use majority Occupation Code of all created and retained jobs)			
Greater than 1.0		5	
Estimated Percent of Business done outside Allen County			
Greater than 75%		15	15
50% to 74%		10	
25% to 49%		5	
JOBS (20 points possible)			
Total number of permanent jobs retained			
Over 250		10	
100 to 249		8	
50 to 99		6	
25 to 49		4	
10 to 24	18	2	2
1 to 9		1	
Total number of permanent jobs created (Double for start-up)			
Over 100		10	
50-99		8	
25-49		6	
10-24		4	
1 to 9	2	2	2
WAGES (20 points possible)			
Median salary of the jobs created and/or retained			
Over $47,999		20	20
$43,000 to $47,999		16	
$38,000 to $42,999		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	

Total	64

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%	