

**A DECLARATORY RESOLUTION designating an
"Economic Revitalization Area" under I.C. 6-1.1-12.1 for
property commonly known as 3913 Engleton Drive, Fort
Wayne, Indiana 46804 (Nick Dancer Concrete
LLC/Dancer Concrete Design)**

WHEREAS, Petitioner has duly filed its petition dated September 28, 2017 to have the following described property designated and declared an "Economic Revitalization Area" under Sections 153.13-153.24 of the Municipal Code of the City of Fort Wayne, Indiana, and I.C. 6-1.1-12.1, to wit:

Attached hereto as "Exhibit A" as if a part herein;

and

WHEREAS, said project will create retain 12 full time jobs and four part-time jobs for a retained annual payroll of \$555,000 and create nine full-time and four part-time jobs with a created annual payroll of \$372,000, with the average annual job salary being \$37,413; and

WHEREAS, the total estimated project cost is \$350,000; 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.

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2 **SECTION 3.** That, said designation of the hereinabove described property as an
3 "Economic Revitalization Area" shall apply to a deduction of the assessed value of real estate
4 improvements to be made between September 1, 2018 and April 30,2019.

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, all contained in
8 Petitioner's Statement of Benefits, are reasonable and are benefits that can be reasonably
9 expected to result from the proposed described redevelopment or rehabilitation.

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

- 12 (a) If the proposed development does not occur, the approximate current year tax
13 rates for this site would be \$3.5479/\$100.
14 (b) If the proposed development does occur and no deduction is granted, the
15 approximate current year tax rate for the site would be \$3.5479/\$100 (the
16 change would be negligible).
17 (c) If the proposed development occurs and a deduction percentage of fifty percent
18 (50%) is assumed, the approximate current year tax rate for the site would be
19 \$3.5479/\$100 (the change would be negligible).

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21 and confirmed, or rescinded after public hearing and receipt by Common Council of the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

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

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

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

SECTION 9. 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.

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

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

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

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Member of Council

APPROVED AS TO FORM AND LEGALITY

Carol Helton, City Attorney



CITY OF FT WAYNE

03/2013

JUL 06 2018

**ECONOMIC REVITALIZATION AREA APPLICATION
CITY OF FORT WAYNE, INDIANA COMMUNITY DEVL.**

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



Real Estate Improvements



Personal Property Improvements



Vacant Commercial or Industrial Building

Total cost of real estate improvements:

\$ 350,000.00

Total cost of manufacturing equipment improvements:

Total cost of research and development equipment improvements:

Total cost of logistical distribution equipment improvements:

Total cost of information technology equipment improvements:

TOTAL OF ABOVE IMPROVEMENTS:

\$ 350,000.00

GENERAL INFORMATION

Real property taxpayer's name: NICK DANCER CONCRETE, LLC

Personal property taxpayer's name:

Telephone number: 260-415-1951

Address listed on tax bill: 4411 ENGLE RIDGE DRIVE

Name of company to be designated, if applicable: NICK DANCER CONCRETE LLCdba DANCER CONCRETE DESIGN

Year company was established: 2010

Address of property to be designated: 3913 ENGLETON DR., FORT WAYNE, IN. 46804

Real estate property identification number: 02-12-17-477-001.000-74

Contact person name: NICK DANCER

Contact person telephone number: 260-415-1951

Contact person Email: nickdancer@dancerconcrete.c

Contact person address: 4411 ENGLE RIDGE DR, FORT WAYNE, IN. 46804

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
NICK DANCER	OWNER/PROPRIETOR	4411 Engle Ridge Dr. Fort Wayne, In. 46804	260-415-1951

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

NAME	PERCENTAGE
NICK DANCER	100%

- ☐ Yes ☒ No Are any elected officials shareholders or holders of any debt obligation of the applicant or operating business? If yes, who? (name/title) _____
- ☒ Yes ☐ No Is the property for which you are requesting ERA designation totally within the corporate limits of the City of Fort Wayne?
- ☐ Yes ☒ No Do you plan to request state or local assistance to finance public improvements?
- ☐ Yes ☒ No Is the property for which you are requesting ERA designation located in an Economic Development Target Area (EDTA)? (see attached map for current areas)
- ☐ Yes ☒ No Does the company's business include a retail component? If yes, answer the following questions:
 What percentage of floor space will be utilized for retail activities? _____
 What percentage of sales is made to the ultimate customer? _____
 What percentage of sales will be from service calls? _____
- What is the percentage of clients/customers served that are located outside of Allen County? 40%
- What is the company's primary North American Industrial Classification Code (NAICs)? 238990
- Describe the nature of the company's business, product, and/or service:

Dollar amount of annual sales for the last three years:

Year	Annual Sales
2017	\$1,148,817.00
2016	\$1,255,945.00
2015	\$965,764.00

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

Customer Name	City/State	Annual Gross Sales
Weigand Construction	Fort Wayne, In.	\$ 161,005
Strahm Construction	Fort Wayne, In.	\$125,735
Strebis Construction	Fort Wayne, In.	\$53,567

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

Supplier Name	City/State	Annual Gross Purchases
Dur-a-Flex	East Hartford, Ct.	\$55,732
Runyon Surface Prep	Indianapolis/Carmel, In.	\$54,049
Sherwin-Williams Paint	Fort Wayne, In.	\$17,549

List the company's top three competitors:

Competitor Name	City/State
Preferred Inc.	Fort Wayne, Inc.
Northern Industrial Flooring	Fort Wayne, Inc.
Quality Coatings	Montpelier, Ohio

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

RESINOUS FLOORING APPLICATIONS AND CONCRETE POLISHING

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 is located within Fort Wayne, city Limits. Property has no current structure and has been vacant since zoned industrial over 15+ years ago. The location has become somewhat undesirable over the years due to the amount of investment required to prepare property for construction. Cessation of growth in the area has hindered normal development and is impairing future development. DCD proposes to develop this land and construct a 6000-7200 sq. ft. modernistic Industrial site to house Office/ Warehouse/ Service Equip and Vehicles so as to conduct and promote continued growth of DancerConcreteDesign. This facility will allow for continued expansion of DCD and require additional personnel that will be added over the next 1-5 years.

REAL PROPERTY INFORMATION

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

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

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

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

New Building Construction 6000-7200 sq.ft (Phase I) with future building additions of Office(PhaseII), Warehouse(PhaseIII)

Projected construction start (month/year): Sept. 2018

Projected construction completion (month/year): April 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)

☐ 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): _____

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

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

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
Skilled Craftsman	47-2501	8	\$260,000
Project & Shop Mgr	11-9041	3	\$115,000
Owner/Proprietor	11-1011	1	\$100,000

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Skilled Craftsman	47-2501	8	\$260,000
Project & Shop Mgr.	11-9041	3	\$115,000
Owner/Proprietor	11-1011	1	\$100,000

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Skilled Craftsman	47-2501	6	\$187,200
Project Mgr.	11-9041	2	\$90,000
Mkt. Mgr	11-2021	1	\$40,000

PUBLIC BENEFIT INFORMATION

Current Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
Skilled Craftsman	47-2051	2	\$40,000
Office Mgr	11-9041	1	\$20,000
Mktg Mgr	11-2021	1	\$20,000

Retained Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
Skilled Craftsman	47-2051	2	\$40,000
Office Mgr	11-9041	1	\$20,000
Mktg Mgr	11-2021	1	\$20,000

Additional Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
Skilled Craftsman	47-2051	2	\$40,000
Admin Assistant	11-3011	1	\$15,000

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:

Simple IRA w/match 3%, Clothing Allow Job Trng/

Leadership Trng, Self Improvement Seminars, Reward based reading program, Paternity Leave

September 2023

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

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.

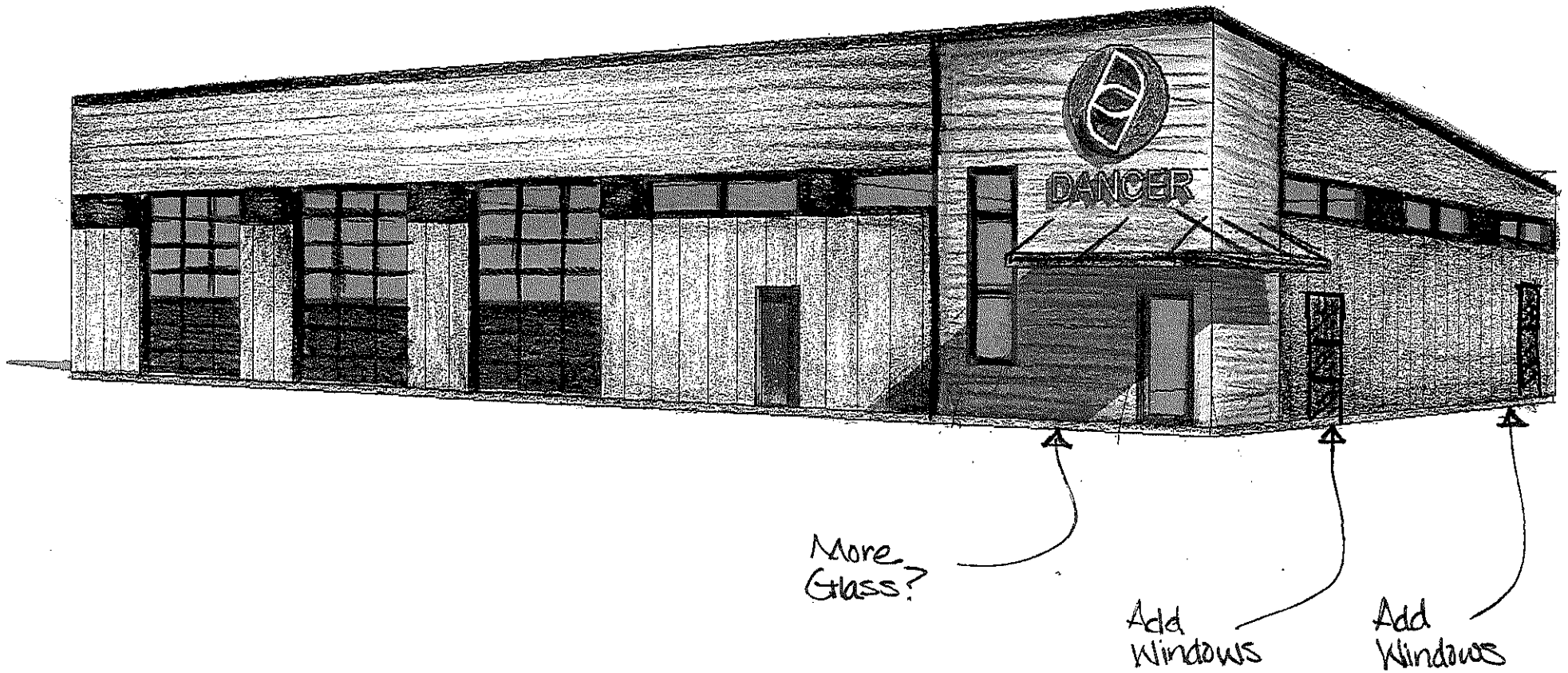
I understand that I must file a correctly completed Compliance with Statement of Benefits Form (CF-1/Real Property for real property improvements, CF-1/PP for personal property improvements, and CF-1/VBD for vacant building deduction) and the Public Benefit Annual Update with the City of Fort Wayne Community 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.

ND444
Signature of Taxpayer/Owner

Nick Dancer, Owner/Proprietor

Printed Name and Title of Applicant

06/27/18
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

JUL 06 2018

COMMUNITY DEVL.

2018 PAY 2019

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 Nicholas Dancer					
Address of taxpayer (number and street, city, state, and ZIP code) 5206 Indiana Ave. Fort Wayne, In. 46807					
Name of contact person Nick Dancer		Telephone number (260) 415-1951		E-mail address nickdancer@danceerconcrete.com	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body Fort Wayne Common Council				Resolution number	
Location of property 3913 Engleton Dr. Engle Ridge N, Sub Lot L		County Allen		DLGF taxing district number 074	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) New Building Construction 6000-7200 Sq.Ft. Structure (Phase I), with future building additions of Offices(Phase II) and Warehouse(Phase III).				Estimated start date (month, day, year) Sept. 2018	
				Estimated completion date (month, day, year) April 2019	
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number 16.00	Salaries \$555,000.00	Number retained 16.00	Salaries \$555,000.00	Number additional 12.00	Salaries \$372,200.00
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
		REAL ESTATE IMPROVEMENTS			
		COST		ASSESSED VALUE	
Current values					
Plus estimated values of proposed project		350,000.00			
Less values of any property being replaced					
Net estimated values upon completion of project					
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
Estimated solid waste converted (pounds) _____			Estimated hazardous waste converted (pounds) _____		
Other benefits					
SECTION 6 TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true.					
Signature of authorized representative Dennis Barylski				Date signed (month, day, year) June 27, 2018	
Printed name of authorized representative Dennis Barylski				Title Office Manager	

Exhibit A

PARCEL I:

Lot Number L in the Secondary Plat of Engle Ridge North, an addition to the City of Fort Wayne according to the plat thereof, recorded in Plat Cabinet B, Page 91, in the Office of the Recorder of Allen County, Indiana.

PARCEL II:

Part of the Southeast Quarter of Section 17, Township 30 North, Range 12 East in Allen County, Indiana, described as follows:

Commencing at the Southeast corner of the Southeast Quarter of said Section 17; thence North 00 degrees 23 minutes 00 seconds West, on the East line of said Southeast Quarter, 882.00 feet to the Northeast corner of a 9.20 acre tract of real estate described in Deed Book 475, page 483 as found in the Office of the recorder of Allen County, Indiana, said point also being the Point of Beginning; thence South 74 degrees 22 minutes 38 seconds West, on the North line of said 9.20 acre tract, 516.14 (517 feet recorded) to the Northwest corner of said 9.20 acre tract; thence North 00 degrees 23 minutes 00 seconds West, parallel with the East line of said Southeast Quarter, 207.29 feet (216 feet recorded) to a point located 359.90 feet South (359 feet recorded) of the North line of the South Half of said Southeast quarter; thence North 74 degrees 22 minutes 38 seconds East, on a line parallel with and 200 feet Northwest of the aforesaid South line, 516.14 (517 feet recorded) to a point on the East line of said Southeast Quarter; thence south 00 degrees 23 minutes 00 seconds East, on said East line, 207.20 feet (216.02 feet recorded), to the Point of Beginning except the East 25 feet thereof for the right of way of Ardmore Avenue, containing, after said exception, 2.25 acres, more or less, and subject to easements and rights of way of record.



2014022534

RECORDED: 05/22/2014 1:46:02 PM

JOHN MCGAULEY
ALLEN COUNTY RECORDER
FORT WAYNE, IN

QUITCLAIM DEED

This Indenture Witnesseth, that Jeffrey F. Palermo a/k/a Jeff Palermo, being over the age of eighteen (18) years, of Allen County in the State of Indiana,

Release and Quitclaim to Alex A. Palermo, being over the age of eighteen (18) years, of Allen County in the State of Indiana, in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Allen County, in the State of Indiana:

See attached for complete legal description.

Property Address: 3913 Engleton Dr., Ft. Wayne, IN 46804
4000 Blk. Ardmore Ave., Ft. Wayne, IN 46802

Key No. 02-12-17-477-001.000-074
02-12-17-477-010.000-074

Subject to all current real estate taxes and assessments and all subsequent taxes and assessments.
Subject to all easements, covenants, conditions and restrictions of record.

Dated this 22 day of May, 2014.

C:\Documents and Settings\All Users\Documents\REAL\2014.05\Palermo,Engleton Dr and Ardmore Ave. 2 parcels.doc Created on 5/20/2014 7:43 PM

AUDITOR'S OFFICE
July allotted for taxation. Subject
to final acceptance for transfer.

MAY 22 2014

John K. Klutz
AUDITOR OF ALLEN COUNTY

MAY 22 2014

Stacy O'Day
STACY O'DAY
ALLEN COUNTY ASSESSOR

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Nick Dancer Concrete LLC/Dancer Concrete Design is requesting the designation of an Economic Revitalization Area for eligible real property improvements in the amount of \$350,000. Nick Dancer Concrete LLC/Dancer Concrete Design will construct a new 7,000 square foot facility that will include office, warehouse, service equipment and vehicle storage space.**

EFFECT OF PASSAGE: **Investment of \$350,000, 12 full-time and four part-time jobs retained with an annual payroll of \$555,000 and nine full-time and three part-time jobs created with an annual payroll of \$372,000.**

EFFECT OF NON-PASSAGE: **Potential loss of investment and 12 full-time and four part-time jobs retained with an annual payroll of \$555,000 and nine full-time and three part-time jobs created with an annual payroll of \$372,000.**

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

ASSIGNED TO COMMITTEE (PRESIDENT): **John Crawford and Jason Arp**

MEMORANDUM



TO: City Council

FROM: Carman Young, Economic Development Specialist

DATE: July 19, 2018

RE: Request for designation by Nick Dancer Concrete LLC/Dancer Concrete Design as an ERA for real property improvements.

BACKGROUND

PROJECT ADDRESS:	3913 Engleton Drive	PROJECT LOCATED WITHIN:	N/A
PROJECT COST:	\$350,000	COUNCILMANIC DISTRICT:	4

COMPANY PRODUCT OR SERVICE:	Nick Dancer Concrete LLC/Dancer Concrete Design installs residential and commercial polished concrete and epoxy floor systems.
PROJECT DESCRIPTION:	Nick Dancer Concrete LLC/Dancer Concrete Design will construct a 7,000 square foot facility that will include office, warehouse, service equipment and vehicle storage space.

CREATED

RETAINED

JOBS CREATED (FULL-TIME):	9	JOBS RETAINED (FULL-TIME):	12
JOBS CREATED (PART-TIME):	3	JOBS RETAINED (PART-TIME):	4
TOTAL NEW PAYROLL:	\$372,000	TOTAL RETAINED PAYROLL:	\$555,000
AVERAGE SALARY (FULL-TIME NEW):	\$35,244	AVERAGE SALARY (FULL-TIME RETAINED):	\$39,583

COMMUNITY BENEFIT REVIEW

Yes ☒ No ☐ N/A ☐

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

Explain: A 7,000 square foot facility will be constructed on currently vacant land.

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?

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: 12 full-time and four part-time jobs will be retained with an annual payroll of \$555,000 and nine full-time and three part-time jobs will be created with an annual payroll of \$372,200.

Yes ☒ No ☐ N/A ☐

Taxpayer is NOT delinquent on any or all property tax due to any taxing jurisdiction within Allen County.

POLICY

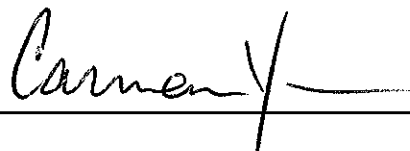
Per the policy of the City of Fort Wayne, the following guidelines apply to this project:

1. The period of deduction for real property improvements is five years.

Under Fort Wayne Common Council's tax abatement policies and procedures, Nick Dancer Concrete LLC/Dancer Concrete Design is eligible for a recommended five year deduction on speculative real property improvements. Attached is a calculation of property taxes saved/paid with the deduction.

COMMENTS

Signed and Reviewed:



 Economic Development Specialist

FORT WAYNE COMMUNITY DEVELOPMENT DIVISION

TAX ABATEMENT - ESTIMATE OF SAVINGS

*New tax abatement percentages have been changed to reflect change in state law

Nick Dancer Concrete LLC/Dancer Concrete Design

REAL PROPERTY TAX ABATEMENT - 5 yr Schedule

Year	Cash Value	True Tax Value	Assessed Value	Tax		Deduction	Taxable AV	Tax Rate	Tax Paid	Tax Saved
				Abatement %	Tax Paid %					
1	\$850,000	\$850,000	\$850,000	100%	0%	\$850,000	\$0	0.035479	\$0	\$30,157
2	\$850,000	\$850,000	\$850,000	80%	20%	\$680,000	\$170,000	0.035479	\$6,031	\$24,126
3	\$850,000	\$850,000	\$850,000	60%	40%	\$510,000	\$340,000	0.035479	\$12,063	\$18,094
4	\$850,000	\$850,000	\$850,000	40%	60%	\$340,000	\$510,000	0.035479	\$18,094	\$12,063
5	\$850,000	\$850,000	\$850,000	20%	80%	\$170,000	\$680,000	0.035479	\$24,126	\$6,031
6	\$850,000	\$850,000	\$850,000	0%	100%	\$0	\$850,000	0.035479	\$30,157	\$0
TOTAL TAX SAVED REAL PROPERTY (5 yrs on 5 yr deduction)										<u>\$90,471</u>
TOTAL TAX PAID REAL PROPERTY (5 yrs on 5 yr deduction)										<u>\$90,471</u>

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

Nick Dancer Concrete LLC/Dancer Concrete Design

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	8		
\$100,000 to \$499,999	6	\$350,000	6
Under \$100,000	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	\$12,500	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	\$8,214	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	\$5,508	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)			5
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	40%	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		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)

Median salary of the jobs created and/or retained

Over \$47,999	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		4
under \$28,000	0		

BENEFITS (10 points possible)

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

SUSTAINABILITY

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

Total	42
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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%	