

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 6400 Brotherhood Way, Fort Wayne, Indiana 46825 (Brotherhood Mutual Insurance Company)

WHEREAS, Petitioner has duly filed its petition dated May 29, 2019 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 100 full-time, permanent jobs for a total additional annual payroll of \$4,830,984, with the average additional, annual job salary being \$48,309 and retain 427 full-time and 14 part-time permanent jobs with a total current payroll of \$28,411,360, with the average current, annual salary of \$64,424; and

WHEREAS, the total estimated project cost is \$21,900,000; 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.

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 improvements made between August 1, 2019 and December 31, 2020 and personal
4 property for new information technology equipment improvements to be made between
5 August 1, 2019 and December 31, 2023.

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

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

- 15 (a) If the proposed development does not occur, the approximate current year tax
16 rates for this site would be \$3.2934/\$100.
17 (b) If the proposed development does occur and no deduction is granted, the
18 approximate current year tax rate for the site would be \$3.2934/\$100 (the
19 change would be negligible).
20 (c) If the proposed development occurs and a deduction percentage of fifty percent
21 (50%) is assumed, the approximate current year tax rate for the site would be
22 \$3.2934/\$100 (the change would be negligible).
23 (d) If the proposed new information technology is not installed, the approximate
24 current year tax rates for this site would be \$3.2934/\$100.
25 (e) If the proposed new information technology is installed and no deduction is
26 granted, the approximate current year tax rate for the site would be
27 \$3.2934/\$100 (the change would be negligible).
28 (f) If the proposed new information technology equipment is installed and a
29 deduction percentage of eighty percent (80%) is assumed, the approximate
30 current year tax rate for the site would be \$3.2934/\$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 information technology equipment shall be
2 for a period of ten 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 information
15 technology equipment pursuant to I.C. 6-1.1-12.1-17 shall look like this:

Year of Deduction	Percentage
1	100%
2	90%
3	80%
4	70%
5	60%
6	50%
7	40%
8	30%
9	20%
10	10%
11	0%

26 **SECTION 11.** That, the benefits described in the Petitioner's Statement of Benefits
27 can be reasonably expected to result from the project and are sufficient to justify the
28 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
024
MAY 29 2019

03/2013

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: \$ 21,500,000
Total cost of manufacturing equipment improvements: \$ 0
Total cost of research and development equipment improvements: \$ 0
Total cost of logistical distribution equipment improvements: \$ 0
Total cost of information technology equipment improvements: \$ 400,000
TOTAL OF ABOVE IMPROVEMENTS: \$ 21,900,000

GENERAL INFORMATION

Real property taxpayer's name: Brotherhood Mutual Insurance Company
Personal property taxpayer's name: Brotherhood Mutual Insurance Company
Telephone number: 260-482-8668
Address listed on tax bill: 6400 Brotherhood Way, Fort Wayne, IN 46825
Name of company to be designated, if applicable: Brotherhood Mutual Insurance Company
Year company was established: 1917
Address of property to be designated: 6400 Brotherhood Way, Fort Wayne, IN 46825
Real estate property identification number: 02-07-14-426-005.000-073
Contact person name: Matthew G. Hirschy
Contact person telephone number: (260) 481-9943 Contact person Email: mhirschy@brotherhoodmutual.
Contact person address: 6400 Brotherhood Way, Fort Wayne, IN 46825
List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Matthew G. Hirschy	Senior VP and Treasurer	6400 Brotherhood Way	(260) 481-9943
Mark A. Robison	Chairman and President	6400 Brotherhood Way	(260) 481-9944
Scott A. Figgins	Senior VP-Insurance Oper	6400 Brotherhood Way	(260) 481-5641
Michael J. Allison	VP and Chief Counsel	6400 Brotherhood Way	(260) 481-9960
Kathleen Turpin	VP-Human Resources	6400 Brotherhood Way	(260) 481-9420

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

NAME	PERCENTAGE
None-Mutual Insurance Company owned by policyholders	

- ☐ 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? 99%

What is the company's primary North American Industrial Classification Code (NAICs)? 524126

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

Brotherhood Mutual provides property and casualty insurance exclusively to churches and related ministries throughout the United States. We currently write business in 47 states and District of Columbia. We provide payroll services the churches and related ministries in all 50 states.

Dollar amount of annual sales for the last three years:

Year	Annual Sales
2018	\$ 500,575,607.00
2017	\$ 451,977,509
2016	\$ 420,923,459

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

Customer Name	City/State	Annual Gross Sales
Brotherhood Mutual insures over 60,000	entities in 47 states with annual premiums	
ranging from \$100 to over \$500,000		

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

Supplier Name	City/State	Annual Gross Purchases
Brotherhood Mutual does not buy	significant materials. The four largest	
expenses of the company are claim	payments, commission payments to agents,	
wages to employees, and taxes, licenses	and fees to the states we do business in.	

List the company's top three competitors:

Competitor Name	City/State
Church Mutual Insurance Company	Merrill, Wisconsin
Guide One Insurance Company	Des Moines, Iowa
Southern Mutual Church Insurance Company	Columbia, South Carolina

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

Brotherhood Mutual provides property and casualty insurance exclusively to churches and related ministries throughout the United States. We currently write business in 47 states and District of Columbia. We provide payroll services the churches and related ministries in all 50 states. All of the activities to provide property and casualty insurance are handled by the company's only office in Fort Wayne.

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?

Property as currently developed has insufficient functional office space to support growth of operations at this locations.

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:

All of the following buildings are attached together: 1) two story office building containing approximately 63,400 square feet; 2) three story office building with 27,000 square feet; 3) two story office building plus a basement with 62,400 square feet.

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

Class A office space in good to excellent condition

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

New construction of approximately 88,000 square feet of class A office space to be attached to existing buildings. Building will include two floors above ground and a basement.

Projected construction start (month/year): 08/2019

Projected construction completion (month/year): 12/2020

☐ 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)

Equipment including telecommunications equipment, servers, computers and printers.

☐ 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): 08/2019

Date last piece of equipment will be installed (month/year): 12/2023

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

Computers and servers - 3 years book, 5 years for tax; Telephones - 3 years book, 5 years tax; Computer Software - 3 years book and tax.

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.

Brotherhood Mutual Insurance Company
Current and Retained Full-Time Employment
Attachment B

<u>Occupation</u>	<u>Occupation Code</u>	<u>Number Of Jobs</u>	<u>Total Payroll</u>
Chief Executives	111011	8 \$	2,138,030
General and Operations Managers	111021	5 \$	477,658
Advertising and Promotions Managers	112011	2 \$	150,795
Marketing Managers	112021	7 \$	704,420
Sales Managers	112022	7 \$	707,457
Computer and Information Systems Managers	113021	17 \$	1,930,641
Financial Managers	113031	16 \$	1,580,058
Human Resources Managers	113121	1 \$	██████
Claims Adjusters, Examiners, and Investigators	131031	50 \$	2,955,201
Compliance Officers	131041	2 \$	177,762
Human Resources Specialists	131071	4 \$	240,665
Compensation, Benefits, and Job Analysis Specialists	131141	1 \$	██████
Training and Development Specialists	131151	2 \$	110,835
Market Research Analysts and Marketing Specialists	131161	9 \$	437,948
Accountants and Auditors	132011	10 \$	590,535
Appraisers and Assessors of Real Estate	132023	4 \$	224,842
Insurance Underwriters	132053	55 \$	2,992,323
Financial Examiners	132061	2 \$	100,928
Tax Examiners and Collectors, and Revenue Agents	132081	1 \$	██████
Computer Systems Analysts	151211	13 \$	922,761
Information Security Analysts	151212	1 \$	██████
Computer User Support Specialists	151232	5 \$	295,766
Database Administrators	151242	3 \$	252,092
Database Architects	151243	5 \$	424,273
Computer Programmers	151251	8 \$	691,175
Software Developers	151252	16 \$	1,122,507
Software Quality Assurance Analysts and Testers	151253	3 \$	164,700
Web Developers	151254	2 \$	103,750
Web and Digital Interface Designers	151255	1 \$	██████
Actuaries	152011	6 \$	498,740
Operations Research Analysts	152031	5 \$	303,247
Statisticians	152041	1 \$	██████
Lawyers	231011	11 \$	1,036,910
Paralegals and Legal Assistants	232011	5 \$	219,740
Graphic Designers	271024	2 \$	126,214
Public Relations Specialists	273031	3 \$	158,824
Technical Writers	273042	4 \$	238,236
Media and Communication Workers, All Other	273099	4 \$	251,589
Audio and Video Technicians	274011	1 \$	██████
Food Preparation Workers	352021	1 \$	██████
Dining Room and Cafeteria Attendants and Bartender Helpers	359011	1 \$	██████
First-Line Supervisors of Housekeeping and Janitorial Workers	371011	3 \$	211,409
Janitors and Cleaners, Except Maids and Housekeeping Cleaners	372011	9 \$	276,611
Building Cleaning Workers, All Other	372019	1 \$	██████
Grounds Maintenance Workers, All Other	373019	2 \$	109,687
First-Line Supervisors of Non-Retail Sales Workers	411012	1 \$	██████
Sales Representatives of Services, Except Advertising, Insurance, Fina	413091	2 \$	115,902
Telemarketers	419041	5 \$	184,811
Sales and Related Workers, All Other	419099	2 \$	143,118
First-Line Supervisors of Office and Administrative Support Workers	431011	1 \$	██████
Bookkeeping, Accounting, and Auditing Clerks	433031	6 \$	295,174
Payroll and Timekeeping Clerks	433051	22 \$	843,201
Customer Service Representatives	434051	25 \$	892,911
New Accounts Clerks	434141	8 \$	367,330
Human Resources Assistants, Except Payroll and Timekeeping	434161	1 \$	██████
Receptionists and Information Clerks	434171	1 \$	██████
Information and Record Clerks, All Other	434199	9 \$	304,807

Brotherhood Mutual Insurance Company
Current and Retained Full-Time Employment
Attachment B

<u>Occupation</u>	<u>Occupation Code</u>	<u>Number Of Jobs</u>	<u>Total Payroll</u>
Executive Secretaries and Executive Administrative Assistants	436011	1 \$	██████
Insurance Claims and Policy Processing Clerks	439041	12 \$	455,423
Mail Clerks and Mail Machine Operators, Except Postal Service	439051	2 \$	63,037
Office and Administrative Support Workers, All Other	439199	9 \$	368,604
Electricians	472111	1 \$	██████
TOTAL		427 \$	28,056,925

Brotherhood Mutual Insurance Company
Additional Full-Time Employment
Attachment C

<u>Occupation</u>	<u>Occupation Code</u>	<u>Number Of Jobs</u>	<u>Total Payroll</u>
Marketing Managers	112021	1 \$	██████
Computer and Information Systems Managers	113021	1 \$	██████
Financial Managers	113031	1 \$	██████
Claims Adjusters, Examiners, and Investigators	131031	12 \$	589,806
Human Resources Specialists	131071	2 \$	102,724
Market Research Analysts and Marketing Specialists	131161	1 \$	██████
Accountants and Auditors	132011	4 \$	215,980
Insurance Underwriters	132053	12 \$	618,150
Computer Systems Analysts	151211	3 \$	192,232
Computer User Support Specialists	151232	1 \$	██████
Computer Programmers	151251	1 \$	██████
Software Developers	151252	3 \$	167,000
Software Quality Assurance Analysts and Testers	151253	1 \$	██████
Web Developers	151254	2 \$	103,750
Web and Digital Interface Designers	151255	1 \$	██████
Actuaries	152011	1 \$	██████
Operations Research Analysts	152031	2 \$	118,847
Lawyers	231011	2 \$	153,581
Graphic Designers	271024	1 \$	██████
Technical Writers	273042	1 \$	██████
Media and Communication Workers, All Other	273099	1 \$	██████
Food Preparation Workers	352021	1 \$	██████
Dining Room and Cafeteria Attendants and Bartender	359011	1 \$	██████
First-Line Supervisors of Housekeeping and Janitorial \	371011	1 \$	██████
Janitors and Cleaners, Except Maids and Housekeeping	372011	4 \$	111,835
Sales and Related Workers, All Other	419099	4 \$	303,372
Bookkeeping, Accounting, and Auditing Clerks	433031	1 \$	██████
Payroll and Timekeeping Clerks	433051	20 \$	720,822
Customer Service Representatives	434051	10 \$	340,657
New Accounts Clerks	434141	1 \$	██████
Information and Record Clerks, All Other	434199	1 \$	██████
Insurance Claims and Policy Processing Clerks	439041	1 \$	██████
Office and Administrative Support Workers, All Other	439199	1 \$	██████
TOTAL		100 \$	4,830,984

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
See Attachment B		427	\$ 28,056,925

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
See Attachment B		427	\$ 28,056,925

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
See Attachment C		100	\$ 4,830,984

PUBLIC BENEFIT INFORMATION

Current Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
See Attachment D		14	\$ 354,440

Retained Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
See Attachment D		14	\$ 354,440

Additional Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
None Planned			

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:

EPIC (Bonus Program), 401(k) plan with company match and discretionary contribution, Flexible Spending, Adoption Benefit

When will you reach the levels of employment shown above? (month/year): 12/2023

Brotherhood Mutual Insurance Company
Current and Retained Part-Time Jobs
Attachment D

<u>Occupation</u>	<u>Occupation Code</u>	<u>Number Of Jobs</u>	<u>Total Payroll</u>
Market Research Analysts and Marketing Specialists	131161	1 \$	██████
Computer User Support Specialists	151232	1 \$	██████
Computer Programmers	151251	1 \$	██████
Telemarketers	419041	9 \$	181,680
Bookkeeping, Accounting, and Auditing Clerks	433031	2 \$	32,272
TOTAL		14 \$	354,440

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

Matthew G. Hirsch, Senior Vice President & Treasurer
Printed Name and Title of Applicant

5/29/19
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

MAY 29 2019

COMMUNITY DEVELOPMENT

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:

- 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 Brotherhood Mutual Insurance Company					
Address of taxpayer (number and street, city, state, and ZIP code) 6400 Brotherhood Way, Fort Wayne, IN 46825					
Name of contact person Matthew G. Hirschy		Telephone number (260) 481-9943		E-mail address mhirschy@brotherhoodmutual.com	
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT			
Name of designating body Fort Wayne Common Council		Resolution number			
Location of property 6400 Brotherhood Way, Fort Wayne, IN 46825		County Allen		DLGF taxing district number 073	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Approximately 88,000 square feet office addition to existing building.		Estimated start date (month, day, year) 08/01/2019		Estimated completion date (month, day, year) 12/31/2020	
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT			
Current number 441.00	Salaries \$28,411,365.00	Number retained 441.00	Salaries \$28,411,365.00	Number additional 100.00	Salaries \$4,830,984.00
SECTION 4		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT			
		REAL ESTATE IMPROVEMENTS			
		COST		ASSESSED VALUE	
Current values		21,318,539.00		16,081,400.00	
Plus estimated values of proposed project		21,500,000.00		21,500,000.00	
Less values of any property being replaced					
Net estimated values upon completion of project		42,818,539.00		37,581,400.00	
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
Estimated solid waste converted (pounds) 0.00		Estimated hazardous waste converted (pounds) 0.00			
Other benefits					
SECTION 6		TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.					
Signature of authorized representative Matthew G. Hirschy				Date signed (month, day, year) 5/29/19	
Printed name of authorized representative Matthew G. Hirschy				Title Senior Vice President FTreasurer	

**STATEMENT OF BENEFITS
PERSONAL PROPERTY**

State Form 51764 (R4 / 11-15)

Prescribed by the Department of Local Government Finance

CITY OF FT. WAYNE
MAY 29 2019

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.

COMMUNITY DEVELOPMENT

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	Brotherhood Mutual Insurance Company			Name of contact person	Matthew G. Hirschy			
Address of taxpayer (number and street, city, state, and ZIP code)				Telephone number				
6400 Brotherhood Way, Fort Wayne, IN 46825				(260) 481-9943				
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				
6400 Brotherhood Way, Fort Wayne, IN 46825		Allen		073				
Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. (Use additional sheets if necessary.) Telecommunications equipment, servers, printers and computers.			ESTIMATED					
			START DATE			COMPLETION DATE		
			Manufacturing Equipment					
			R & D Equipment					
			Logist Dist Equipment					
IT Equipment			08/01/2019	12/31/2023				
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT						
Current number	Salaries	Number retained	Salaries	Number additional	Salaries			
441	28,411,365	441	28,411,365	100	4,830,984			
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							6,604,455	1,674,856
Plus estimated values of proposed project							400,000	400,000
Less values of any property being replaced								
Net estimated values upon completion of project							7,004,455	2,074,856
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER						
Estimated solid waste converted (pounds)		0		Estimated hazardous waste converted (pounds)		0		
Other benefits:								
SECTION 6		TAXPAYER CERTIFICATION						
I hereby certify that the representations in this statement are true.								
Signature of authorized representative				Date signed (month, day, year)				
Matthew G. Hirschy				5/29/19				
Printed name of authorized representative				Title				
Matthew G. Hirschy				Senior Vice President & Treasurer				

THREE RIVERS TITLE
COMPANY, INC.

03002473

Exhibit A

#204064317

RECORDED
08/31/2004 08:28:30
RECORDER
PATRICIA J CRICK
ALLEN COUNTY, IN

Doc. No. 204064317
Receipt No. 29168

DEED	3.00
DEED	8.00
SUB	5.00
Total	16.00

Mail tax Bills to:

310 Racquet
Fort Wayne, IN 46825

Tax Key No: _____

WARRANTY DEED

02.07.14.451.003.000-073 = 80.4244.0014 w/esh split

This indenture witnesseth that

BROTHERHOOD MUTUAL INSURANCE COMPANY,
an Indiana corporation, by its duly authorized officers, James
R. Blum, President and Michael J. Allison, V.P./Secretary,
of Allen County in the State of Indiana,

Conveys and warrants to ORLIE F. BRAND AND KATHALEEN BRAND, husband and
wife, of Allen County in the State of Indiana,

for and in consideration of Ten Dollars and other valuable consideration, the receipt and sufficiency of which is
hereby acknowledged, the following Real Estate in Allen County in the State of Indiana, to wit:

Part of Lot Number 14 in Brotherhood Place as recorded in Plat Cabinet B, page 58 in the Office of the
Recorder of Allen County, Indiana, more particularly described as follows:

COMMENCING at the Northwest corner of the South Half of the Southeast Quarter of Section 14, Township
31 North, Range 12 East, Allen County, Indiana; thence South 88 degrees 28 minutes 18 seconds East
(recorded bearing) along the North line of the South Half of the Southeast Quarter of Section 14, Township
31 North, Range 12 East, and the South line of Lots Numbered 11 and 12 in Brotherhood Place as recorded
in Plat Cabinet B, page 58 in the Office of the Recorder of Allen County, Indiana, a distance of 593.22 feet
to a 5/8 inch iron pin marking the Point of Beginning, said point being the Southeast corner of Lot Number
12 and being on the West line of Lot Number 14; thence South 88 degrees 28 minutes 18 seconds East, a
distance of 120.0 feet to a 5/8 inch iron pin; thence South 01 degrees 51 minutes 30 seconds East, a distance
of 335.17 feet to a point on the South line of Lot Number 14; thence South 62 degrees 14 minutes 44 seconds
West along the South line of Lot Number 14, a distance of 133.39 feet to the Southwest corner of Lot Number
14; thence North 01 degrees 51 minutes 30 seconds West along the West line of Lot Number 14, a distance
of 394.12 feet to the Point of Beginning, containing 1.0 acres.

Subject to current and subsequent taxes and assessments, all easements, visible or recorded and all restrictions
of record.

By acceptance of and the recording of this deed, Grantee further covenants that,

1. with the exception of a portion of a new structure to be erected adjacent to and attached to Grantee's
existing building which structure will have dimensions of 56 feet to the East and 250 feet North from
the front of Grantee's existing building;
2. the real estate sold hereunder shall not be used for any purpose other than a ground level paved
employee and visitor parking area constructed in accordance with all applicable codes, regulations and
restrictions;
3. no commercial vehicles shall be stored or parked on the real estate herein conveyed other than is
necessary for delivery and freight pick up;
4. Grantor shall have the authority to approve the aesthetics of the east elevation of the structure as
well as landscaping plans for the north and east boundaries of the conveyed real estate;
5. Grantee shall take all necessary steps to assure that water drainage from the real estate herein
conveyed flows to the south or to the west and that surface water runoff does not flow onto other
property within the Brotherhood Place Office Park;
6. Grantee shall not partition or subdivide the real estate nor shall it be sold separately from Grantee's
existing real estate without the consent of Grantor.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 27th
day of August, 2004.

FILED

AUDITOR'S OFFICE
Duly entered for taxation. Subject
to final acceptance for transfer.

BROTHERHOOD MUTUAL
INSURANCE COMPANY

AUG 30 2004

AUG 30 2004

SALES DISCLOSURE
FORM

Richard H. Glover
AUDITOR OF ALLEN COUNTY

By: _____

James A. Blum, President

By: _____

Michael J. Allison, V.P./Secretary

04-21573
ALLEN COUNTY AUDITOR'S NUMBER

11

Exhibit A

DREIBELBISS TITLE CO., INC. T91-1738

91-019076

THIS FORM HAS BEEN APPROVED BY THE INDIANA STATE BAR ASSOCIATION FOR USE BY LAWYERS ONLY. THE SELECTION OF A FORM OF INSTRUMENT, FILLING IN BLANK SPACES, STRIKING OUT PROVISIONS AND INSERTION OF SPECIAL CLAUSES, CONSTITUTES THE PRACTICE OF LAW AND MAY ONLY BE DONE BY A LAWYER.

Mail tax bills to:

Tax Key No.:

WARRANTY DEED

This indenture witnesseth that

INSURANCE REALTY INVESTORS, an Indiana General Partnership

of Allen

County in the State of Indiana

Convey and warrant to

BROTHERHOOD MUTUAL INSURANCE COMPANY,
a mutual insurance company,

of County in the State of Indiana
for and in consideration of Ten Dollars (\$10.00) and other valuable consideration
the receipt whereof is hereby acknowledged, the following Real Estate in Allen County
in the State of Indiana, to wit:

See attached legal description

Subject to taxes, restrictions, limitations and easements of record.

91 MAY 15 PM 3:10
Allen County Recorder

State of Indiana, ALLEN County, ss:
Before me, the undersigned, a Notary Public in and for said County and State, this 14th day of MAY 19 91
personally appeared:

Insurance Realty Investors,
an Indiana General Partnership,
by King Partnership II, an
Indiana general partnership; by
John J. King, its general partner

Dated this 14th Day of MAY 1991

INSURANCE REALTY INVESTORS

By: King Partnership II, an
Indiana general partnership

By: John J. King, General Partner

DULY ENTERED FOR TAXATION

MAY 15 1991

Justin Bloom
AUDITOR OF ALLEN COUNTY
INSTRUMENT 22536 Attorney at Law

And acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal. My commission expires June 1, 1992

Kimberly K. Pickett
Notary Public

Resident of Allen County

This instrument prepared by Dennis E. Miller

MAIL TO:

COPYRIGHT THE ALLEN COUNTY INDIANA BAR ASSOCIATION, INC. MAY 5/91

9119076

Exhibit A

EXHIBIT "A"

PARCEL 1 - Fee Parcel

Part of the Northeast Quarter of the Southeast Quarter of Section 14, Township 31 North, Range 12 East, Allen County, Indiana, more particularly described as follows: Beginning on the West line of said Northeast Quarter at a point situated 812.6 feet, South 00 degrees, 22 minutes, 40 seconds East from the Northwest corner thereof (bearings in this description are based on a dead bearing of "East" (North 90 degrees, 00 minutes East) for the North line of said Northeast Quarter); thence North 90 degrees, 00 minutes East and parallel to the North line of said Northeast Quarter, a distance of 402.1 feet; thence North 00 degrees, 00 minutes East, a distance of 52.55 feet to the Southwest corner of the right-of-way of Oakbrook Parkway as platted in Oakbrook Office Park, Section "A" as recorded in Plat Book 31, page 105 and 106 in the Office of the Recorder of Allen County, Indiana; thence North 90 degrees, 00 minutes East, on and along the South right-of-way line of said Oakbrook Parkway, a distance of 250.0 feet to the Southwest corner of the right-of-way of said Oakbrook Parkway; thence South 00 degrees, 00 minutes East, on and along the West line of Lot #2 in said Oakbrook Office Park, Section "A", a distance of 228.45 feet to the Southwest corner of said Lot #2, said Southwest corner being on the Northwesterly right-of-way line of a 55 foot-wide service road lying Northerly of and adjacent to the Northwesterly right-of-way line of Interstate Highway 469; thence South 60 degrees, 37 minutes West, on and along the Northwesterly right-of-way line of said service road, a distance of 696.63 feet to the point of intersection of said Northwesterly right-of-way line with the South line of said Northeast Quarter; thence North 68 degrees, 20 minutes West, on and along said South line, a distance of 41.7 feet to the Southwest corner of said Northeast Quarter; thence North 00 degrees, 22 minutes 40 seconds West, on and along the West line of said Northeast Quarter, a distance of 517.2 feet to the point of beginning, containing 5.650 acres of land.

EXCEPTING THEREFROM the following described parcel:

Commencing at the Southwest corner of the Northeast Quarter of the Southeast Quarter of the said Section 14; thence South 89 degrees 20 minutes East, a distance of 41.7 feet; thence North 60 degrees 37 minutes East, a distance of 673.68 feet to the point of beginning; thence North 00 degrees 00 minutes East, a distance of 239.71 feet; thence North 90 degrees 00 minutes East, a distance of 20.0 feet; thence South 00 degrees 00 minutes West, a distance of 228.45 feet; thence South 60 degrees 37 minutes West, a distance of 22.95 feet to the point of beginning, containing 0.11 acres of land, more or less.

PARCEL 2 - Easement Parcel

Together with appurtenant easements for ingress and egress over and across the following two tracts:

A 50 foot wide Roadway Easement situated in the Northwest Quarter of the Southeast Quarter of Section 14, Township 31 North, Range 12 East, in Allen County, Indiana, in particular described as follows, to-wit: Commence on the North line of the Northwest Quarter of the Southeast Quarter of said Section 14 at a point situated 140.0 feet West of the Northeast corner thereof; thence Southerly on a line normal to the North line of said Quarter Section, a distance of 619.0 feet to a point of curve; thence Southwesterly along a circular curve to the right having a radius of 125 feet and a delta angle of 30 degrees 00 minutes, an arc distance of 65.45 feet to a point of tangency; thence Southwesterly along said tangent, a distance of 98.15 feet to a point of curve; thence

9119076

Exhibit A

Southwesterly and Westerly along a circular curve to the right having a radius of 125 feet and a delta angle of 60 degrees 00 minutes, an arc distance of 130.9 feet to a point of tangency; thence Westerly along said tangent, a distance of 242.93 feet; thence Southerly by a deflection left of 90 degrees 00 minutes, a distance of 50.0 feet; thence Easterly by a deflection left of 90 degrees 00 minutes, a distance of 242.93 feet to a point of curve; thence Easterly and Northeasterly along a circular curve to the left having a radius of 175.0 feet and a delta angle of 60 degrees 00 minutes, an arc distance of 183.26 feet to a point of tangency; thence Northeasterly along said tangent, a distance of 98.15 feet to a point of curve; thence Northeasterly along a circular curve to the left having a radius of 175.0 feet and a delta angle of 30 degrees 00 minutes, an arc distance of 91.63 feet to a point of tangency; thence Northerly along said tangent, a distance of 618.0 feet to the North line of said Quarter Section; thence Westerly along the line aforesaid, a distance of 90.0 feet to the point of beginning containing 1.37 Acres, more or less. Except the Ludwig Road upon and over the North 37.5 feet thereof.

ALSO

A Driveway Easement, 50 feet in width, situated in the Northwest Quarter of the Southwest Quarter of Section 14, Township 31 North, Range 12 East, in Allen County, Indiana, and centered on a line hereinafter described as follows, to-wit: To arrive at the point of beginning, commence on the North line of the Northwest Quarter of the Southeast Quarter of said Section 14 at a point situated 90.0 feet West of the Northeast corner thereof; thence Southerly on a line normal to the North line of said Quarter Section, a distance of 618.0 feet to a point of curve; thence Southwesterly along a circular curve to the right having a radius of 175.0 feet and a delta angle of 30 degrees 00 minutes, an arc distance of 91.63 feet to a point of tangency; thence Southwesterly along said tangent, a distance of 98.15 feet to a point of curve; thence Southwesterly along a circular curve to the right having a radius of 175.0 feet and a delta angle of 60 degrees 00 minutes, an arc distance of 130.9 feet to the mid-point of said curve and the point of beginning initially referred to; thence Southeasterly on a line radial to said curve, a distance of 54.9 feet to a point of curve; thence Southeasterly and Northeasterly along a circular curve to the left having a radius of 98.15 feet and a delta angle of 90 degrees 00 minutes, an arc distance of 154.17 feet to a point of tangency; thence Northeasterly along said tangent, a distance of 83.2 feet more or less, to the East line of the Northwest Quarter of the Southeast Quarter of said Section 14 at a point situated 896.4 feet, more or less, South of the Northeast corner thereof and the terminus of said Easement.

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Brotherhood Mutual Insurance Company is requesting the designation of an Economic Revitalization Area for eligible real and personal property improvements. Brotherhood Mutual Insurance Company will construct an 88,000 square foot addition to the existing facility. Brotherhood Mutual Insurance Company will use this as additional office space for which they will purchase information technology equipment.**

EFFECT OF PASSAGE: **Investment of \$21,900,000, the retention of 427 full-time and 14 part-time permanent jobs with an annual payroll of \$28,411,365 and the creation of 100 new full-time permanent jobs with an annual payroll of \$4,830,984.**

EFFECT OF NON-PASSAGE: **Potential loss of investment, the retention of 427 full-time and 14 part-time permanent jobs with an annual payroll of \$28,411,365 and the creation of 100 new full-time permanent jobs with an annual payroll of \$4,830,984.**

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

ASSIGNED TO COMMITTEE (PRESIDENT): **Russ Jehl and Jason Arp**

MEMORANDUM



TO: City Council

FROM: Carman Young, Economic Development Specialist

DATE: June 6, 2019

RE: Request for designation by Brotherhood Mutual Insurance Company as an ERA for real and personal property improvements.

BACKGROUND

PROJECT ADDRESS:	6400 Brotherhood Way	PROJECT LOCATED WITHIN:	N/A
PROJECT COST:	\$21,900,000	COUNCILMANIC DISTRICT:	3

COMPANY PRODUCT OR SERVICE:	Brotherhood Mutual Insurance Company provides property and casualty insurance exclusively to churches and related ministries throughout the United States.
PROJECT DESCRIPTION:	Brotherhood Mutual Insurance Company will construct an 88,000 square foot addition to its existing facility. This addition will be used as office space for which it will purchase information technology equipment.

CREATED

RETAINED

JOBS CREATED (FULL-TIME):	100	JOBS RETAINED (FULL-TIME):	427
JOBS CREATED (PART-TIME):	0	JOBS RETAINED (PART-TIME):	14
TOTAL NEW PAYROLL:	\$4,830,984	TOTAL RETAINED PAYROLL:	\$28,411,365
AVERAGE SALARY (FULL-TIME NEW):	\$48,309	AVERAGE SALARY (FULL-TIME RETAINED):	\$64,424

COMMUNITY BENEFIT REVIEW

Yes ☐ No ☐ N/A ☒

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

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 C2, Limited Commercial. 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?

Explain: An 88,000 square foot addition will be constructed and attached to an existing facility.

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: The newly constructed addition will be utilized as office space for which new information technology equipment will be purchased.

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: This project will create 100 new full-time permanent jobs with an annual payroll of \$4,830,984 and retain 427 full-time and 14 part-time permanent jobs with an annual payroll of \$28,411,365.

Yes ☒ No ☐ N/A ☐

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

POLICY

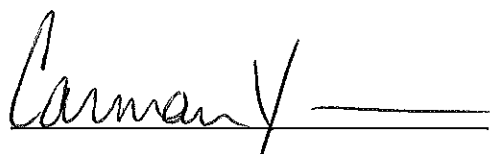
Per the policy of the City of Fort Wayne, the following guidelines apply to this project:

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

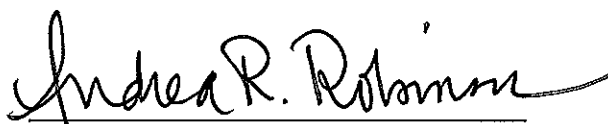
Under Fort Wayne Common Council's tax abatement policies and procedures, Brotherhood Mutual insurance Company is eligible for a recommended ten year deduction on real and personal property improvements. Attached is a calculation of property taxes saved/paid with the deduction.

COMMENTS

Signed:


Economic Development Specialist

Reviewed:


Economic Development Administrator

COMMUNITY DEVELOPMENT DIVISION

POOL #2 FORT WAYNE COMMUNITY DEVELOPMENT DIVISION **TAX ABATEMENT - ESTIMATE OF SAVINGS**

Brotherhood Mutual Insurance Company

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

PERSONAL PROPERTY TAX ABATEMENT - 10 yr Schedule												
Year	True Cash Value	"Pool 2" Value	True Tax Value	Assessed Value	Tax Abate %	Tax	Tax Paid %	Deduction	Taxable A V	Tax Rate	Tax Paid	Tax Saved
1	\$400,000	40%	\$160,000	\$160,000	100%	0%	0%	\$160,000	\$0	0.032934	\$0	\$5,269
2	\$400,000	56%	\$224,000	\$224,000	90%	10%	10%	\$201,600	\$22,400	0.032934	\$738	\$6,639
3	\$400,000	42%	\$168,000	\$168,000	80%	20%	20%	\$134,400	\$33,600	0.032934	\$1,107	\$4,426
4	\$400,000	32%	\$128,000	\$128,000	70%	30%	30%	\$89,600	\$38,400	0.032934	\$1,265	\$2,951
5	\$400,000	30%	\$120,000	\$120,000	60%	40%	40%	\$72,000	\$48,000	0.032934	\$1,581	\$2,371
6	\$400,000	30%	\$120,000	\$120,000	50%	50%	50%	\$60,000	\$60,000	0.032934	\$1,976	\$1,976
7	\$400,000	30%	\$120,000	\$120,000	40%	60%	60%	\$48,000	\$72,000	0.032934	\$2,371	\$1,581
8	\$400,000	30%	\$120,000	\$120,000	30%	70%	70%	\$36,000	\$84,000	0.032934	\$2,766	\$1,186
9	\$400,000	30%	\$120,000	\$120,000	20%	80%	80%	\$24,000	\$96,000	0.032934	\$3,162	\$790
10	\$400,000	30%	\$120,000	\$120,000	10%	90%	90%	\$12,000	\$108,000	0.032934	\$3,557	\$395
11	\$400,000	30%	\$120,000	\$120,000	0%	100%	100%	\$0	\$120,000	0.032934	\$3,952	\$0

TOTAL TAX SAVED (10 yrs on 10 yr deduction) **\$27,586**
TOTAL TAX PAID (10 yrs on 10 yr deduction) **\$22,474**

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	\$21,500,000	\$21,500,000	\$21,500,000	100%	0%	\$21,500,000	\$0	0.032934	\$0	\$708,081		
2	\$21,500,000	\$21,500,000	\$21,500,000	95%	5%	\$20,425,000	\$1,075,000	0.032934	\$35,404	\$672,677		
3	\$21,500,000	\$21,500,000	\$21,500,000	80%	20%	\$17,200,000	\$4,300,000	0.032934	\$141,616	\$566,465		
4	\$21,500,000	\$21,500,000	\$21,500,000	65%	35%	\$13,975,000	\$7,525,000	0.032934	\$247,828	\$460,253		
5	\$21,500,000	\$21,500,000	\$21,500,000	50%	50%	\$10,750,000	\$10,750,000	0.032934	\$354,041	\$354,041		
6	\$21,500,000	\$21,500,000	\$21,500,000	40%	60%	\$8,600,000	\$12,900,000	0.032934	\$424,849	\$283,232		
7	\$21,500,000	\$21,500,000	\$21,500,000	30%	70%	\$6,450,000	\$15,050,000	0.032934	\$495,657	\$212,424		
8	\$21,500,000	\$21,500,000	\$21,500,000	20%	80%	\$4,300,000	\$17,200,000	0.032934	\$566,465	\$141,616		
9	\$21,500,000	\$21,500,000	\$21,500,000	10%	90%	\$2,150,000	\$19,350,000	0.032934	\$637,273	\$70,808		
10	\$21,500,000	\$21,500,000	\$21,500,000	5%	95%	\$1,075,000	\$20,425,000	0.032934	\$672,677	\$35,404		
11	\$21,500,000	\$21,500,000	\$21,500,000	0%	100%	\$0	\$21,500,000	0.032934	\$708,081	\$0		

TOTAL TAX SAVED REAL PROPERTY (10 yrs on 10 yr deduction) **\$3,505,001**
TOTAL TAX PAID REAL PROPERTY (10 yrs on 10 yr deduction) **\$4,283,890**

TOTAL TAX SAVED PERSONAL & REAL **\$3,532,586**
TOTAL TAX PAID PERSONAL & REAL **\$4,306,364**

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

Brotherhood Mutual Insurance Company

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	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	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	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	5
\$10,000 to \$29,999	4	
\$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	
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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	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	10
50-99	8	
25-49	6	
10-24	4	
1 to 9	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	5

Total	100
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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 current average salary for Allen County and is eligible for a 7 or 10 year abatement, 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

Brotherhood Mutual Insurance Company

Points Possible	Points Awarded
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INVESTMENT (30 points possible)

Total new investment in equipment

Over \$5,000,000	10	
\$1,000,000 to \$4,999,999	8	
\$500,000 to \$999,999	6	
\$0 to \$499,999	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	6	
\$1,250 to \$6,249	4	
less than \$1,249	2	2

Estimated local income taxes generated from jobs retained

\$80,000 or more	5	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	5
\$10,000 to \$29,999	4	
\$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	15
50% to 74%	10	
25% to 49%	5	

JOBS (20 points possible)

Total number of permanent jobs retained

Over 250	10	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	10
50-99	8	
25-49	6	
10-24	4	
1 to 9	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	5

Total	86
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Length of Abatement

20 to 39 points - 3 year abatement
40 to 59 points - 5 year abatement
60 to 69 points - 7 year abatement
70 to 100 points - 10 year abatement

* If average annual salary of the full-time jobs created by listed occupation is 10% or greater than the current average salary for Allen County and is eligible for a 7 or 10 year abatement, 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%	