

**A DECLARATORY RESOLUTION designating an
"Economic Revitalization Area" under I.C. 6-1.1-12.1
for property commonly known as 5005 Industrial
Road, Fort Wayne, Indiana 46825 (Sutton-Garten
Company)**

WHEREAS, Petitioner has duly filed its petition dated September 19, 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 two full-time, permanent jobs for a total created, annual payroll of \$90,240, with the average created annual job salary being \$45,120 and retain one full-time, permanent job; and

WHEREAS, the total estimated project cost is \$292,711; and

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

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

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

SECTION 2. That, upon adoption of the Resolution:

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

SECTION 3. That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall apply to a deduction of the assessed value of personal

property for new manufacturing and information technology equipment improvements to be made between September 19, 2019 and October 31, 2019.

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

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

- (a) If the proposed new manufacturing and information technology equipment is not installed, the approximate current year tax rates for this site would be \$3.2934/\$100.
- (b) If the proposed new manufacturing and information technology equipment is installed and no deduction is granted, the approximate current year tax rate for the site would be \$3.2934/\$100 (the change would be negligible).
- (c) If the proposed new manufacturing and information technology equipment is installed and a deduction percentage of eighty percent (80%) is assumed, the approximate current year tax rate for the site would be \$3.2934/\$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 new manufacturing and information technology equipment shall be for a period of five years.

SECTION 8. The deduction schedule from the assessed value of new manufacturing and information technology equipment pursuant to I.C. 6-1.1-12.1-17 shall look like this:

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

1 **SECTION 9.** That, the benefits described in the Petitioner's Statement of Benefits can
2 be reasonably expected to result from the project and are sufficient to justify the applicable
3 deductions.

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

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

13 **SECTION 12.** That, this Resolution shall be in full force and effect from and after its
14 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
SEP 19 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:

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:

\$ 280,721

\$ 11,990

TOTAL OF ABOVE IMPROVEMENTS:

\$ 292,711

GENERAL INFORMATION

Real property taxpayer's name: Thompon Three LLC

Personal property taxpayer's name: Sutton-Garten Co.

Telephone number: 317-264-3236

Address listed on tax bill: 5005 Industrial Road Ft Wayne IN 46825

Name of company to be designated, if applicable: Sutton Garten Company

Year company was established: 1918

Address of property to be designated: 5005 Industrial Road Fort Wayne, IN 46825

Real estate property identification number: _____

Contact person name: Pat Garten

Contact person telephone number: 317-264-3236

Contact person Email: pgarten@suttongarten.com

Contact person address: 901 N Senate Ave Indianapolis, IN 46202

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Pat Garten	President	901 N Senate Ave Indianapolis, IN 46202	317-264-3236
Caress Garten	Secretary	901 N Senate Ave Indianapolis, IN 46202	317-264-3236

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

NAME	PERCENTAGE
William P Garten	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? 23%
- What percentage of sales is made to the ultimate customer? 85%
- What percentage of sales will be from service calls? 5%

What is the percentage of clients/customers served that are located outside of Allen County? 60%

What is the company's primary North American Industrial Classification Code (NAICs)? 423840

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

We are a welding supply/equipment, gases distributor(CO2, Nitrogen, Acetylene, Argon, Oxygen) and dry ice manufacturing company

Dollar amount of annual sales for the last three years:

Year	Annual Sales
2016	\$ 11,600,000.00
2017	\$ 12,540,000
2018	\$ 13,856,000

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

Customer Name	City/State	Annual Gross Sales
Micronutrients	Indianapolis, IN	\$275,000
Material Handling	Franklin, IN	\$200,000
Major Tool	Indianapolis, IN	\$200,000

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

Supplier Name	City/State	Annual Gross Purchases
Miller Electric	Appleton, WI	\$1,743,000
Air Products	Chicago, IL	\$1,332,000
Cold Jet	Cincinnati, OH	\$540,000

List the company's top three competitors:

Competitor Name	City/State
NUCO2	Stuart, FL
Continental Carbonic	Decatur, IL
Praxair	Danbury, CT

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

We will be producing Dry Ice at this location for various applications (only company in the state do so at this time), along with filling bulk CO2 tanks (offsite with our bulk CO2 Truck) and high pressure cylinders on-site. Along with making dry ice we will be renting/selling/leasing dry ice blasting equipment to companies for cleaning purposes. We will have welding equipment and supplies for sale along with personal protection equipment.

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?

Prior to occupying the building upgrades will be made to the building to accommodate Sutton Garten's use of the facility. Please see the attached list from CME in-regards to those upgrades along with our list of equipment that will be installed into the building without these items Sutton Garten would not be able to operate properly in-regards to business.

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:

The current structure is split into three different sections for a total of 16,900 sq ft. We will be occupying roughly 40% of the building with our sq footage at 6,527. Our portion of the building is a open warehouse with two bathrooms in it, along with an overhead door out the back of the building and a dry dock for unloading supplies. The warehouse has LED overhead lights, HVAC system and fans inside of it.

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

The condition of the building is in fair condition .

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

Please see the attached list of improvements from CME along with Cement Pad install

Projected construction start (month/year): 10--2019

Projected construction completion (month/year): 10-30-2019

☐ 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)

Please See Attached Form For List-Excel File

☐ 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): 8/2019

Date last piece of equipment will be installed (month/year): 10/2019

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

Please see attached form

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
Branch Manager	11-1021	1	████████

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Branch Manager	11-21021	1	████████

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Driver	53-3032	1	████████
Operations Manager	11-1021	1	████████

PUBLIC BENEFIT INFORMATION

Current Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll

Retained Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll

Additional Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll

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:

401K

When will you reach the levels of employment shown above? (month/year): 9/2019

REQUIRED ATTACHMENTS

The following must be attached to the application.

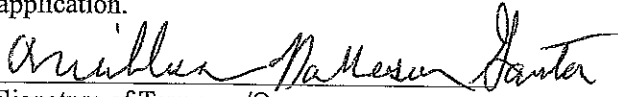
1. **Statement of Benefits Form(s) (first page/front side completed)**
2. **Full legal description of property and a plat map identifying the property boundaries. (Property tax bill legal descriptions are not sufficient.) Should be marked as Exhibit A.**
3. **Check for non-refundable application fee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

ERA filing fee (either real or personal property improvements)	.1% of total project cost not to exceed \$500
ERA filing fee (both real and personal property improvements)	.1% of total project cost not to exceed \$750
ERA filing fee (vacant commercial or industrial building)	\$500
ERA filing fee in an EDTA	\$100
Amendment to extend designation period	\$300
Waiver of non compliance with ERA filing	\$500 + ERA filing fee
4. **Owner's Certificate (if applicant is not the owner of property to be designated)
Should be marked as Exhibit B if applicable.**

CERTIFICATION

I, as the legal taxpayer and/or owner, hereby certify that all information and representations made on this application and its attached exhibits are true and complete and that no Improvement Location Permit or Structural Permit has been filed for construction of improvements, the occupation of the vacant building has not taken place and no manufacturing, research and development, logistical distribution or information technology equipment which is a part of this application been purchased and installed as of the date of filing of this application. I also certify that the taxpayer is not delinquent on any and all property tax due to taxing jurisdictions within Allen County, Indiana. I understand that any incorrect information on this application may result in a rescission of any tax phase-ins which I may receive.

I understand that I must file a correctly completed Compliance with Statement of Benefits Form (CF-1/Real Property for real property improvements, CF-1/PP for personal property improvements, and CF-1/VBD for vacant building deduction) and the Public Benefit Annual Update with the City of Fort Wayne Community Development Division in each year in which I receive a deduction. Further the CF-1/PP form must be filed with the county assessor and the CF-1/Real Property and CF-1/VBD must be filed with the county auditor. Failure to file the CF-1 form with these agencies may result in a rescission of any tax phase-in occurring as a result of this application.


Signature of Taxpayer/Owner

William Patterson Carter
Printed Name and Title of Applicant

9/19/2014
Date

Exhibit "A"

Part of the East Half of the Southwest Quarter of Section 23, Township 31 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

Beginning at a point 574.6 feet East and 2141.7 feet North of the Southwest corner of the East Half of the Southwest Quarter of Section 23, Township 31 North, Range 12 East, Allen County, Indiana; thence North and parallel to the West line of the East half of the Southwest Quarter of Section 23, Township 31 North, Range 12 East, a distance of 200 feet; thence West and parallel to the South line of the East Half of the Southwest Quarter of Section 23, Township 31 North, Range 12 East a distance of 320 feet; thence South and parallel to the West line of the East of the Southwest Quarter of Section 23, Township 31 North, Range 12 East, a distance of 200 feet; thence East and parallel to the South line of the East Half of the Southwest Quarter of Section 23, Township 31 North, Range 12 East, a distance of 320 feet to the point of beginning, containing 1.47 acres.

End of Exhibit "A"



STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51764 (R4 / 11-15)

Prescribed by the Department of Local Government Finance

CITY OF FT. WAYNE

SEP 19 2019

COMMUNITY DEVELOPMENT

FORM SB-1 / PP

PRIVACY NOTICE

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

INSTRUCTIONS

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body BEFORE a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction.
2. The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the installation of qualifying abatable equipment for which the person desires to claim a deduction.
3. To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated or with the county assessor if there is no township assessor for the township. The 103-ERA must be filed between January 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between January 1 and the extended due date of that year.
4. Property owners whose Statement of Benefits was approved, must submit Form CF-1/PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
5. For a Form SB-1/PP that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/PP that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. (IC 6-1.1-12.1-17)

SECTION 1 TAXPAYER INFORMATION	
Name of taxpayer Sutton Garten Company	Name of contact person Pat Garten
Address of taxpayer (number and street, city, state, and ZIP code) 901 N Senate Ave Indianapolis, IN 46202	
Telephone number (317) 264-3236	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT	
Name of designating body Community Development Division	Resolution number (s)
Location of property 5005 Industrial Road Fort Wayne, IN 46825 (formerly 5001 Industrial Road)	County Allen
DLGF taxing district number 0019	
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.) Please See Attached Form - equipment will be used for producing dry ice and equipping a new branch operation for our company, a distributor of welding supplies.	ESTIMATED
	START DATE
	COMPLETION DATE
Manufacturing Equipment	11/01/2019 12/31/2019
R & D Equipment	
Logist Dist Equipment	11/01/2019 12/31/2019
IT Equipment	11/01/2019 12/31/2019
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT	
Current number 1	Salaries [REDACTED]
Number retained 1	Salaries [REDACTED]
Number additional 2	Salaries \$90,000. total
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT	
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	
	MANUFACTURING EQUIPMENT
	R & D EQUIPMENT
	LOGIST DIST EQUIPMENT
	IT EQUIPMENT
	COST ASSESSED VALUE COST ASSESSED VALUE COST ASSESSED VALUE COST ASSESSED VALUE
Current values	0 0 0 0
Plus estimated values of proposed project	280,721 84,216 11,990 3,597
Less values of any property being replaced	0 0 0 0
Net estimated values upon completion of project	280,721 84,216 11,990 3,597
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: Not Applicable	
SECTION 6 TAXPAYER CERTIFICATION	
I hereby certify that the representations in this statement are true.	
Signature of authorized representative [Signature]	Date signed (month, day, year) 9/19/19
Printed name of authorized representative William Patterson Garten	Title President

FOR USE OF THE DESIGNATING BODY

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

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

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

1. Installation of new manufacturing equipment;
2. Installation of new research and development equipment;
3. Installation of new logistical distribution equipment.
4. Installation of new information technology equipment;

☒ Yes ☐ No ☐ Enhanced Abatement per IC 6-1.1-12.1-18
☐ Yes ☒ No Check box if an enhanced abatement was
☐ Yes ☒ No approved for one or more of these types.
☒ Yes ☐ No

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

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

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

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

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

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

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

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

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

Approved by: (signature and title of authorized member of designating body)	Telephone number ()	Date signed (month, day, year)
Printed name of authorized member of designating body	Name of designating body	
Attested by: (signature and title of attester)	Printed name of attester	
* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.		

IC 6-1.1-12.1-17

Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
- (2) The number of new full-time equivalent jobs created.
- (3) The average wage of the new employees compared to the state minimum wage.
- (4) The infrastructure requirements for the taxpayer's investment.

(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.

(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

Equipment

Ice Tech PR750H Pelletizer	\$	135,500.00	To install Nov-Dec 2019
Tomco CO2 Pump	\$	12,908.00	
Forklift Toyota	\$	12,900.00	
Diamond Plate Pad Pelletizer	\$	620.00	
CO2 PureAir Monitor	\$	1,695.00	
TI-500e Scale and Ramp	\$	2,310.00	
Air Technologies-Air Compressor	\$	9,293.00	
Power Washer	\$	3,905.00	
HR-11 Totes-Dry Ice	\$	45,000.00	
Transformer Step Up from 208 to 480V	\$	1,200.00	
Factory Cat Mini Brush-Floor Scrubber	\$	5,295.00	
Modular Office		\$31,150	
Pump and Pneumatic Install	\$	7,000.00	
Pipes Parts and consumables	\$	9,334.00	
Inside Signage	\$	2,611.11	
Total Manufacturing Eqpt	\$	280,721.11	
Phone System-Mitel	\$	250.00	
Router & Access Point	\$	3,249.00	
2 Computers HP	\$	1,200.00	
Printer	\$	200.00	
Handheld Computer	\$	1,000.00	
Mobility Licenses and Printers	\$	3,091.00	
Camera's & Alarm System		\$3,000	
Total IT Equipment	\$	11,990.00	
Grand Total	\$	292,711.11	

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Sutton-Garten Company is requesting the designation of an Economic Revitalization Area for eligible personal property improvements. Sutton-Garten Company will purchase and install personal property equipment to assist in the production of dry ice, renting and selling equipment for dry ice blasting/cleaning and selling equipment, supplies and personal protection equipment relating to welding.**

EFFECT OF PASSAGE: **Investment of \$292,711, the retention of one full-time permanent job and the creation of two new full-time permanent jobs with an annual payroll of \$90,240.**

EFFECT OF NON-PASSAGE: **Potential loss of investment, the retention of one full-time permanent job and the creation of two new full-time permanent jobs with an annual payroll of \$90,240.**

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: October 1, 2019

RE: Request for designation by Sutton-Garten Company as an ERA for real property improvements.

BACKGROUND

PROJECT ADDRESS:	5005 Industrial Road	PROJECT LOCATED WITHIN:	N/A
PROJECT COST:	\$292,711	COUNCILMANIC DISTRICT:	3

COMPANY PRODUCT OR SERVICE:	Sutton-Garten Company provides welding supplies, equipment and gasses and also manufactures dry ice.
PROJECT DESCRIPTION:	Sutton-Garten Company will manufacture dry ice for various applications (only company in the state to do so at this time), renting and selling equipment for dry ice blasting/cleaning, selling welding equipment, supplies and personal protection equipment.

CREATED

RETAINED

JOBS CREATED (FULL-TIME):	2	JOBS RETAINED (FULL-TIME):	1
JOBS CREATED (PART-TIME):	0	JOBS RETAINED (PART-TIME):	0
TOTAL NEW PAYROLL:	\$90,240	TOTAL RETAINED PAYROLL:	Confidential
AVERAGE SALARY (FULL-TIME NEW):	\$45,120	AVERAGE SALARY (FULL-TIME RETAINED):	Confidential

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 I3/Intensive 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?

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: Applicant will purchase and install new personal property manufacturing and information technology 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: One full-time job will be retained and two new full-time jobs will be created.

Yes ☒ No ☐ N/A ☐

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

POLICY

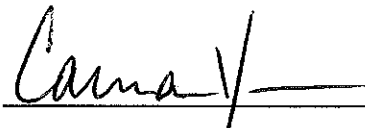
Per the policy of the City of Fort Wayne, the following guidelines apply to this project:

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

Under Fort Wayne Common Council's tax abatement policies and procedures, Sutton-Garten Company is eligible for a recommended five year deduction on personal property improvements. Attached is a calculation of property taxes saved/paid with the deduction.

COMMENTS

Signed:


Economic Development Specialist

Reviewed:


Economic Development Administrator

POOL #2

FORT WAYNE COMMUNITY DEVELOPMENT DIVISION

TAX ABATEMENT - ESTIMATE OF SAVINGS

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

Sutton-Garten Company

PERSONAL PROPERTY TAX ABATEMENT - 5 yr Schedule

Year	True Cash Value	"Pool 2"	True Tax Value	Assessed Value	Abatement %	Tax Paid %	Deduction	Taxable A V	Tax Rate	Tax Paid	Tax Saved
1	\$292,711	40%	\$117,084	\$117,084	100%	0%	\$117,084	\$0	0.032934	\$0	\$3,856
2	\$292,711	56%	\$163,918	\$163,918	80%	15%	\$131,135	\$24,588	0.032934	\$810	\$4,319
3	\$292,711	42%	\$122,939	\$122,939	60%	29%	\$73,763	\$35,652	0.032934	\$1,174	\$2,429
4	\$292,711	32%	\$93,668	\$93,668	40%	43%	\$37,467	\$40,277	0.032934	\$1,326	\$1,234
5	\$292,711	30%	\$87,813	\$87,813	20%	57%	\$17,563	\$50,054	0.032934	\$1,648	\$578
6	\$292,711	30%	\$87,813	\$87,813	0%	71%	\$0	\$62,347	0.032934	\$2,053	\$0
TOTAL TAX SAVED									(5 yr deduction)		<u>\$12,417</u>
TOTAL TAX PAID									(5 yr deduction)		<u>\$7,012</u>

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

Personal Property Abatements

Tax Abatement Review System

Sutten-Garten 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	10
\$18,500 to \$34,999	8	
\$6,250 to \$18,499	6	
\$1,250 to \$6,249	4	
less than \$1,249	2	

Estimated local income taxes generated from jobs retained

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

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

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

ECONOMIC BASE (20 points possible)**Location Quotient in designated Occupation Code**

(use majority Occupation Code of all created and retained jobs)

Greater than 1.0	5	
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Estimated Percent of Business done outside**Allen County**

Greater than 75%	15	
50% to 74%	10	10
25% to 49%	5	

JOBS (20 points possible)**Total number of permanent jobs retained**

Over 250	10	
100 to 249	8	
50 to 99	6	
25 to 49	4	
10 to 24	2	
1 to 9	1	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	20
\$43,000 to \$47,999	16	
\$38,000 to \$42,999	12	
\$33,000 to \$37,999	8	
\$28,000 to \$32,999	4	
under \$28,000	0	

BENEFITS (10 points possible)

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

SUSTAINABILITY

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

Total 59

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%	