BILL NO. R-21-06-09

DECLARATORY RESOLUTION NO. R-______

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 5402 Moeller Road, Fort Wayne, Indiana 46806 (Precision Ft. Wayne, LLC)

WHEREAS, Petitioner has duly filed its petition dated May 14, 2021 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 20 full-time, permanent jobs for a total additional annual payroll of $1,040,000 and an annual average salary of $52,000; and

WHEREAS, the total estimated project cost is $4,000,000; and

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

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

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

SECTION 2. That, upon adoption of the Resolution:

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

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

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

SECTION 3. That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall apply to a deduction of the assessed value of real estate improvements to be made between September 15, 2021 and May 31, 2021.

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

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

(a) If the proposed development does not occur, the approximate current year tax rates for this site would be $3.1709/$100.

(b) If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be $3.1709/$100 (the change would be negligible).

(c) If the proposed development occurs and a deduction percentage of fifty percent (50%) is assumed, the approximate current year tax rate for the site would be $3.1709/$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 five years.

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

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

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

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

SECTION 11. 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 12. 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

Admn. Appr._____________

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Precision Ft. Wayne, LLC is requesting the designation of an Economic Revitalization Area for eligible real property improvements. Precision Ft. Wayne, LLC has constructed a rail terminal and spur to facilitate in bound and out bound vehicle and intermodal container demand.**

EFFECT OF PASSAGE: **Investment of $4,000,000 and the creation of 20 new full-time permanent jobs with an annual payroll of $1,040,000.**

EFFECT OF NON-PASSAGE: **Potential loss of investment, and the creation of 20 new full-time permanent jobs with an annual payroll of $1,040,000.**

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

ASSIGNED TO COMMITTEE (PRESIDENT): **Jason Arp and Glynn Hines**

MEMORANDUM

TO: City Council
FROM: Carman Young, Economic Development Specialist
DATE: May 31, 2021
RE: Request for designation by Precision Ft. Wayne, LLC as an ERA for real property improvements.

BACKGROUND

PROJECT ADDRESS:	**5402 Moller Road**	PROJECT LOCATED WITHIN:	**N/A**
PROJECT COST:	**$4,000,000**	COUNCILMANIC DISTRICT:	**6**

COMPANY PRODUCT OR SERVICE:	**Precision Ft. Wayne, LLC. is a rail terminal that will offer vehicle processing services to the General Motors assembly plant.**
PROJECT DESCRIPTION:	**Precision Ft. Wayne, LLC has built a rail terminal and spur to facilitate inbound and outbound vehicle and intermodal container demand.**

CREATED		RETAINED	
JOBS CREATED (FULL-TIME):	**20**	JOBS RETAINED (FULL-TIME):	**0**
JOBS CREATED (PART-TIME):	**0**	JOBS RETAINED (PART-TIME):	**0**
TOTAL NEW PAYROLL:	**$1,040,000**	TOTAL RETAINED PAYROLL:	**0**
AVERAGE SALARY (FULL-TIME NEW):	**$52,000**	AVERAGE SALARY (FULL-TIME RETAINED):	**0**

COMMUNITY BENEFIT REVIEW

Yes ☐ **No** ☐ **N/A** ☒

Project will encourage vacant or under-utilized land appropriate for commercial or industrial use?
Explain: This property was previously vacant and undeveloped. Precision Ft. Wayne, LLC has built a rail terminal and spur to facilitate inbound and outbound vehicle and intermodal container demand.

Yes ☐ **No** ☐ **N/A** ☒

Real estate to be designated is consistent with land use policies of the City of Fort Wayne?
Explain: Property to be designated is zoned I-3, Intensive Industrial. Use of this property is consistent with the land use policies of the City of Fort Wayne.

Yes ☐ **No** ☐ **N/A** ☒

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

Yes ☐ **No** ☐ **N/A** ☒

Project encourages the improvement or replacement of obsolete manufacturing and/or research and development and/or information technology and/or logistical distribution equipment?

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

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

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

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

Yes ☒ No ☐ N/A ☐ ERA designation induces employment opportunities for Fort Wayne area residents? **Explain: 20 new full-time positions will be created with an annual payroll of $1,040,000.**

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 speculative real property improvements is ten years.

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

PREVIOUSLY APPROVED PHASE-INS

Precision Ft. Wayne, LLC as not previously applied for or been approved for a tax phase-in.

Signed: [signature]

Economic Development Specialist

Reviewed: [signature]

Economic Development Administrator

COMMUNITY DEVELOPMENT DIVISION

FORT WAYNE COMMUNITY DEVELOPMENT DIVISION

TAX ABATEMENT - ESTIMATE OF SAVINGS

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

REAL PROPERTY TAX ABATEMENT - 10 yr Schedule **Precision Ft. Wayne, LLC**

Year	Cash Value	True Tax Value	Assessed Value	Tax Abatement %	Tax Paid %	Deduction	Taxable AV	Tax Rate	Tax Paid	Tax Saved
1	$4,000,000	$4,000,000	$4,000,000	100%	0%	$4,000,000	$0	0.031709	$0	$126,836
2	$4,000,000	$4,000,000	$4,000,000	95%	5%	$3,800,000	$200,000	0.031709	$6,342	$120,494
3	$4,000,000	$4,000,000	$4,000,000	80%	20%	$3,200,000	$800,000	0.031709	$25,367	$101,469
4	$4,000,000	$4,000,000	$4,000,000	65%	35%	$2,600,000	$1,400,000	0.031709	$44,393	$82,443
5	$4,000,000	$4,000,000	$4,000,000	50%	50%	$2,000,000	$2,000,000	0.031709	$63,418	$63,418
6	$4,000,000	$4,000,000	$4,000,000	40%	60%	$1,600,000	$2,400,000	0.031709	$76,102	$50,734
7	$4,000,000	$4,000,000	$4,000,000	30%	70%	$1,200,000	$2,800,000	0.031709	$88,785	$38,051
8	$4,000,000	$4,000,000	$4,000,000	20%	80%	$800,000	$3,200,000	0.031709	$101,469	$25,367
9	$4,000,000	$4,000,000	$4,000,000	10%	90%	$400,000	$3,600,000	0.031709	$114,152	$12,684
10	$4,000,000	$4,000,000	$4,000,000	5%	95%	$200,000	$3,800,000	0.031709	$120,494	$6,342
11	$4,000,000	$4,000,000	$4,000,000	0%	100%	$0	$4,000,000	0.031709	$126,836	$0

TOTAL TAX SAVED REAL PROPERTY (10 yrs on 10 yr deduction **$627,838**

TOTAL TAX PAID REAL PROPERTY (10yrs on 10 yr deduction) **$767,358**

NOTE: Above calculations assume a constant tax rate over the abatement period. Time value of money is not considered. Calculations are based on the amount of investment not actual assessed value.

Real Property Abatements

Tax Abatement Review System

Precision Ft. Wayne, LLC	Points Possible	Points Awarded
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	
$30,000 to $79,999	4	
$10,000 to $29,999	3	
$5,000 to $9,999	2	
less than $5,000	1	
Estimated local income taxes generated from jobs created (Double points for start-up)		
$30,000 or more	5	
$10,000 to $29,999	4	8
$5,000 to $9,999	3	
$3,000 to $4,999	2	
less than $3,000	1	
ECONOMIC BASE (20 points possible)		
Location Quotient in designated Occupation Code (use majority Occupation Code of all created and retained jobs)		
Greater than 1.0	5	
Estimated Percent of Business done outside Allen County		
Greater than 75%	15	15
50% to 74%	10	
25% to 49%	5	
JOBS (20 points possible)		
Total number of permanent jobs retained		
Over 250	10	
100 to 249	8	
50 to 99	6	
25 to 49	4	
10 to 24	2	
1 to 9	1	
Total number of permanent jobs created (Double for start-up)		
Over 100	10	
50-99	8	
25-49	6	12
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

Total	85

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.

Real Property Deduction Schedules
10 year
Year 1: 100%
Year 2: 95%
Year 3: 80%
Year 4: 65%
Year 5: 50%
Year 6: 40%
Year 7: 30%
Year 8: 20%
Year 9: 10%
Year 10: 5%
Year 11: 0%
7 year
Year 1: 100%
Year 2: 85%
Year 3: 71%
Year 4: 57%
Year 5: 43%
Year 6: 29%
Year 7: 14%
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%

Alternative Deduction Real Property Schedules
10 Year
Year 1: 100%
Year 2: 100%
Year 3: 100%
Year 4: 100%
Year 5: 100%
Year 6: 90%
Year 7: 80%
Year 8: 65%
Year 9: 50%
Year 10: 40%
7 Year
Year 1: 100%
Year 2: 100%
Year 3: 100%
Year 4: 100%
Year 5: 100%
Year 6: 71%
Year 7: 43%

CITY OF FT. WAYNE

12/2019

MAY 14 2021

CRY

COMMUNITY DEVELOPMENT

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: $4,000,000
Total cost of manufacturing equipment improvements: ______
Total cost of research and development equipment improvements: ______
Total cost of logistical distribution equipment improvements: ______
Total cost of information technology equipment improvements: ______

TOTAL OF ABOVE IMPROVEMENTS: $4,000,000

GENERAL INFORMATION

Real property taxpayer's name: Precision Ft. Wayne, LLC

Personal property taxpayer's name: Precision Ft. Wayne, LLC

Telephone number: 513-651-9444 ext. 7

Address listed on tax bill: 4401 Fletcher Street, Wayne MI 48184

Name of company to be designated, if applicable: Precision Ft. Wayne, LLC

Year company was established: 2020

Address of property to be designated: 5402 Moeller Road, Fort Wayne, IN 46806

Real estate property identification number: parcel #02-13-16-326-010.000-077

Contact person name: Mike Dunn

Contact person telephone number: 513-651-9444 ext. 7 Contact email: mdunn@rtcltd.com

Contact person address: 559 Liberty Hill, Cincinnati, OH 45202-6848

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Bret Griffin	President	4401 Fletcher Road, Wayne, MI 48160	(810) 424-6421
Mike Dunn	Chief Financial Officer	559 Liberty Hill, Cincinnati, OH 45202-6848	513-651-9444 ext. 7

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

NAME	PERCENTAGE
Precision Vehicle Holdings, LLC	100%

☐ Yes ☒ No Are any elected officials shareholders or holders of any debt obligation of the applicant or operating business? If yes, who? (name/title) ______________________

☒ Yes ☐ No Is the property for which you are requesting ERA designation totally within the corporate limits of the City of Fort Wayne?

☐ Yes ☒ No Do you plan to request state or local assistance to finance public improvements?

☐ Yes ☒ No Is the property for which you are requesting ERA designation located in an Economic Development Target Area (EDTA)? (see attached map for current areas)

☐ Yes ☒ No Does the company's business include a retail component? If yes, answer the following questions:
What percentage of floor space will be utilized for retail activities? ______________
What percentage of sales is made to the ultimate customer? ______________
What percentage of sales will be from service calls? ______________

What is the percentage of clients/customers served that are located outside of Allen County? 90%

What is the company's primary North American Industrial Classification Code (NAICs)? 541614

Describe the nature of the company's business, product, and/or service: Precision Ft. Wayne, LLC is a rail terminal that will offer vehicle processing services to the General Motors assembly plant in Fort Wayne, and potentially to additional manufacturers like Ford Motor Company who would ship vehicles by rail into the Fort Wayne regional area for distribution to dealerships. There is potential to expand the facility beyond vehicles into other intermodal services for the City and Region.

Dollar amount of annual sales for the last three years:

Year	Annual Sales
2020	$0

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

Customer Name	City/State	Annual Gross Sales
General Motors	Detroit, MI	$122 billion

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

Supplier Name	City/State	Annual Gross Purchases
Not Applicable		

List the company's top three competitors:

Competitor Name	City/State
Auto Warehousing Company	Tacoma, WA
Jack Cooper Transport	Kansas City, MO
Autoport, Ltd	Montreal, CAN

Describe the product or service to be produced or offered at the project site:
Vehicles from the General Motors Assembly plant will be shuttled to this terminal where they will be unloaded, stored in inventory, and then loaded onto a rail car or onto trucks who will ship them to dealerships. Inbound vehicles will also be processed through this terminal.

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

How does the property for which you are requesting designation meet the above definition of an ERA?
The site has undeveloped vacant land and out of date rail spur, so our project will occupy a vacant land site with new construction and upgrade rail spurs for more local property tax revenue.

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: Vacant land adjacent to the G&W railroad with a partial spur previously constructed by the G&W

Describe the condition of the structure(s) listed above: Obsolete and Vacant

Describe the improvements to be made to the property to be designated for tax phase-in purposes:
New $4M rail terminal construction (about 40 acres), including a rail spur and paved parking lots to serve Regional inbound and outbound vehicle and intermodal container demand. Upgrades will include increasing the storage capacity of railcars on the G&W network to enable increased volume. This is parcel #02-13-16-326-010.000-077.

Projected construction start (month/year): 9/15/2020

Projected construction completion (month/year): 5/31/2021

☐ 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.)

This project will adhere to all applicable federal, state, and municipal statutes, regulations, ordinances and codes, including but not limited to all Indiana and Allen County Building Codes and the Allen County Zoning Ordinance. Adherence to all applicable federal, state, and municipal statutes, regulations, ordinances and codes will be maintained throughout all design, permitting, contractor licensure, and construction phases of the Property owner's project. Said adherence shall be attested to on the initial tax phase-in application and each annual Compliance with Statement of Benefits Form.

PERSONAL PROPERTY INFORMATION

Complete this section of the application if you are requesting a deduction from assessed value of new manufacturing, research and development, logistical distribution or information technology equipment.

List below the equipment for which you are seeking an economic revitalization area designation.

Manufacturing equipment must be used in the direct production, manufacture, fabrication, assembly, extraction, mining, processing, refining, or finishing of other tangible personal property at the site to be designated. Research and development equipment consists of laboratory equipment, research and development equipment, computers and computer software, telecommunications equipment or testing equipment used in research and development activities devoted directly and exclusively to experimental or laboratory research and development for new products, new uses of existing products, or improving or testing existing products at the site to be designated. Logistical distribution equipment consists of racking equipment, scanning or coding equipment, separators, conveyors, fork lifts or lifting equipment, transitional moving equipment, packaging equipment, sorting and picking equipment, software for technology used in logistical distribution, is used for the storage or distribution of goods, services, or information. Information technology equipment consists of equipment, including software used in the fields of information processing, office automation, telecommunication facilities and networks, informatics, network administration, software development and fiber optics: (use additional sheets, if necessary)

____

____

____

____

____

____

____

☐Yes ☒No Has the above equipment for which you are seeking a designation, ever before been used for any purpose in Indiana? If yes, was the equipment acquired at an arms length transaction from an entity not affiliated with the applicant? ☐Yes ☐No

☐Yes ☒No Will the equipment be leased?

Date first piece of equipment will be purchased (month/year): ______________________

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

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

____

____

____

ELIGIBLE VACANT BUILDING INFORMATION

Complete this section of the application if you are requesting a deduction from the current assessed value of a vacant building

☐ Yes ■ No Has the building for which you are seeking designation for tax phase-in been unoccupied for at least one year? Please provide evidence of occupation. (i.e. certificate of occupancy, paid utility receipts, executed lease agreements)

What year was the structure built? Not Applicable

Describe any structure(s) that is/are currently on the property: Not Applicable

Describe the condition of the structure(s) listed above: Not Applicable

Projected occupancy date (month/year): Not Applicable

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.

This project will adhere to all applicable federal, state, and municipal statutes, regulations, ordinances and codes, including but not limited to all Indiana and Allen County Building Codes and the Allen County Zoning Ordinance. Adherence to all applicable federal, state, and municipal statutes, regulations, ordinances and codes will be maintained throughout all design, permitting, contractor licensure, and construction phases of the Property owner's project. Said adherence shall be attested to on the initial tax phase-in application and each annual Compliance with Statement of Benefits Form.

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
		0	0

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Terminal Manager	53-4099	1	[redacted]
Terminal Admin	53-4099	1	[redacted]
Maintenance	53-4099	1	[redacted]
Yard Laborers	53-4099	17	$840,500

PUBLIC BENEFIT INFORMATION

Current Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
		0	0

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
		0	0

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

- ☒ Pension Plan
- ☐ Tuition Reimbursement
- ☒ Major Medical Plan
- ☒ Life Insurance
- ☒ Disability Insurance
- ☒ Dental Insurance

List any benefits not mentioned above: Training

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

REQUIRED ATTACHMENTS

The following must be attached to the application.

1. **Statement of Benefits Form(s) (first page/front side completed)**

2. **Full legal description of property and a plat map identifying the property boundaries. (Property tax bill legal descriptions are not sufficient.) Should be marked as Exhibit A.**

3. **Check for non-refundable application fee made payable to the City of Fort Wayne.**

ERA filing fee (either real or personal property improvements)	.1% of total project cost not to exceed $1,000
ERA filing fee (both real and personal property improvements)	.1% of total project cost not to exceed $1,500
ERA filing fee (vacant commercial or industrial building)	$500
ERA filing fee in an EDTA	$200
Amendment to extend designation period	$300
Waiver of non-compliance with ERA filing	$1,000 + 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 have 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

Michael Dunn, CFO

Printed Name and Title of Applicant

May 10, 2021

Date

Return completed application to Community Development staff at 200 E. Berry Street Suite 320 Fort Wayne, IN 46802

EXHIBIT A

LEGAL DESCRIPTION

Part of the Southwest Quarter of Section 16, Township 30 North, Range 13 East, Adams Township, Allen County, Indiana, previously described in Document 85-12167 and Document 85-19431 in the Office of the Recorder of Allen County, being more particularly described as follows:

Beginning at the Northwest corner of real estate described in Document 86-23365 in said Office of the Recorder, being also the Northeast corner of said real estate described in Document 85-12167, and also described as the Northeast corner of the Southwest Quarter of said Section 16, Township 30 North, Range 13 East; thence South 00 degrees 37 minutes 10 seconds West (bearing based on an assumed bearing of North 90 degrees 00 minutes 00 seconds East on the North line of said Southwest Quarter) on the West line of said real estate described in Document 86-23365, being also the East line of said Document 85-12167 and the East line of said Southwest Quarter, 1817.11 feet (1819.5 feet recorded) to the Northerly right of way line of the Pennsylvania Railroad; thence North 61 degrees 50 minutes 38 seconds West on said Northerly right of way line, 1029.36 feet (1029.35 feet recorded) to the Southeast corner of real estate described in Document 88-21794, being also the Southwest corner of said real estate in Document 85-19431; thence North 00 degrees 37 minutes 10 seconds East on the West line of said Document 85-19431 and the East line of said Document 88-21794, a distance of 1331.35 feet (1331.6 feet recorded) to the North line of said Southwest Quarter; thence North 90 degrees 00 minutes 00 seconds East on said North line, 912.80 feet to the point of beginning, said in previous deed to contain 32.99 acres, more or less.

CITY OF FT. WAYNE
MAY 14 2021 [initials]
COMMUNITY DEVELOPMENT

STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS

State Form 51767 (R6 / 10-14)
Prescribed by the Department of Local Government Finance

20 21 PAY 20 22
FORM SB-1 / Real Property
PRIVACY NOTICE Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

This statement is being completed for real property that qualifies under the following Indiana Code (*check one box*):

☑ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
☐ Residentially distressed area (IC 6-1.1-12.1-4.1)

INSTRUCTIONS:

1. *This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body* ***BEFORE*** *the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.*
2. *The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.*
3. *To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.*
4. *A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)*
5. *For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17*

SECTION 1 — TAXPAYER INFORMATION

Name of taxpayer: Precision Ft. Wayne, LLC		
Address of taxpayer (*number and street, city, state, and ZIP code*): 4401 Fletcher Street, Wayne MI 48184		
Name of contact person: Mike Dunn, CFO	Telephone number: (513) 651-9444 ext. 7	E-mail address: mdunn@rtcltd.com

SECTION 2 — LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body: FORT WAYNE CITY COUNCIL		Resolution number:
Location of property: 5402 Moeller Road, Fort Wayne, IN 46806	County: ALLEN	DLGF taxing district number: 077
Description of real property improvements, redevelopment, or rehabilitation (*use additional sheets if necessary*): New rail terminal construction (about 40 acres) to serve Regional inbound and outbound vehicle and intermodal container demand. This is parcel #02-13-16-326-010.000-077.		Estimated start date (*month, day, year*): 9/15/2020
		Estimated completion date (*month, day, year*): 5/31/2021

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

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
0.00	$0.00	0.00	$0.00	20.00	$1,040,000.00

SECTION 4 — ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values		
Plus estimated values of proposed project	4,000,000.00	4,000,000.00
Less values of any property being replaced		
Net estimated values upon completion of project	4,000,000.00	4,000,000.00

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

Estimated solid waste converted (*pounds*) ____________

Estimated hazardous waste converted (*pounds*) ____________

Other benefits

SECTION 6 — TAXPAYER CERTIFICATION

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

Signature of authorized representative: [signature]	Date signed (*month, day, year*): May 10, 2021
Printed name of authorized representative: Mike Dunn	Title: CFO

FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

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.

B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements ☒ Yes ☐ No
2. Residentially distressed areas ☐ Yes ☒ No

C. The amount of the deduction applicable is limited to $ Unlimited.

D. Other limitations or conditions *(specify)* N/A

E. Number of years allowed: ☐ Year 1 ☐ Year 2 ☐ Year 3 ☐ Year 4 ☐ Year 5 (* see below) ☐ Year 6 ☐ Year 7 ☐ Year 8 ☐ Year 9 ☒ Year 10

F. 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.

We have also 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 *(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.

A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. 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. The deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)

B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. 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. (See IC 6-1.1-12.1-17 below.)

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.

BILL NO. R-21- -

CONFIRMING RESOLUTION NO. R-________

A CONFIRMING RESOLUTION approving a waiver of non-compliance and designating an "Economic Revitalization Area" and under I.C. 6-1.1-12 for property commonly known as 5402 Moeller Road, Fort Wayne, Indiana 46806 (Precision Ft. Wayne, LLC)

WHEREAS, Common Council has previously designated and declared by Declaratory Resolution the following described property as 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 20 full-time, permanent jobs for a total additional annual payroll of $1,040,000 and an annual average salary of $52,000; and

WHEREAS, the total estimated project cost is $4,000,000; and

WHEREAS, representatives of Precision Ft. Wayne, LLC informed Common Council that the real property improvements for which they are requesting designation of an Economic Revitalization Area under I.C. 6-1.1-12.1 are complete; and

WHEREAS, Precision Ft. Wayne, LLC has submitted a written request for a waiver of non-compliance under I.C. 6-1.1-12.1-11.3; and

WHEREAS, I.C. 6-1.1-12.1-11.3 permits non-compliance events such as the untimely filing of an application, statement of benefits, or another document required to be filed under I.C. 6-1.1-12.1; and

WHEREAS, the Common Council acknowledges that Precision Ft. Wayne, LLC has requested a waiver of non-compliance which the Common Council has the power and authority to approve under I.C. 6-1.1-12.1-11.3; and

WHEREAS, Common Council finds that Precision Ft. Wayne, LLC did not comply with I.C. 6-1.1-12.1 by:

(a) failure to provide the completed statement of benefits forms to the Common Council before the public hearing,

(b) failure to submit the completed statement of benefits form to the Common Council before initiation of redevelopment or rehabilitation,

WHEREAS, notice of the adoption and substance of said Resolution has been published in accordance with I.C. 6-1.1-12.1-2.5, I.C. 6-1.1-12.1-11.3(c) and I.C. 5-3-1and a public hearing has been conducted on said Resolution and waiver.

WHEREAS, representatives of Precision Ft. Wayne, LLC were in attendance and presented testimony on why a waiver should be granted; and

WHEREAS, a recommendation has been received from the Committee on Finance concerning said Resolution; and

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

SECTION 1. That, Common Council hereby adopts a waiver of non-compliance with I.C. 6-1.1-12.1-11.3 regarding:

(a) failure to provide the completed statement of benefits forms to the common council before the public hearing,

(b) failure to submit the completed statement of benefits form to the common council before initiation of redevelopment or rehabilitation, and for which Precision Ft. Wayne, LLC desires to claim an Economic Revitalization Area deduction. Such waiver shall be in effect for real property improvements during the period of September 15, 2021 through the date of this resolution.

SECTION 2. That, the Resolution previously designating the above described property as an "Economic Revitalization Area" is confirmed in all respects.

SECTION 3. That, the hereinabove described property is hereby declared an "Economic Revitalization Area" pursuant to I.C. 6-1.1-12.1, said designation to begin on the effective date 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 4. That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall apply to a deduction of the assessed value of real estate improvements made between September 15, 2021 and May 31, 2021.

SECTION 5. That, the estimate of the number of individuals that will be employed or whose employment will be retained and the estimate of the annual salaries of those individuals and the estimate of the value of redevelopment or rehabilitation, all contained in Petitioner's Statement of Benefits are reasonable and are benefits that can be reasonably expected to result from the proposed described redevelopment or rehabilitation.

SECTION 6. The current year approximate tax rates for taxing units within the City would be:

(a) If the proposed development does not occur, the approximate current year tax rates for this site would be $3.1709/$100.

(b) If the proposed development occurs and no deduction is granted, the approximate current year tax rate for the site would be $3.1709/$100 (the change would be negligible).

(c) If the proposed development occurs, and a deduction percentage of fifty percent (50%) is assumed, the approximate current year tax rate for the site would be $3.1709/$100 (the change would be negligible).

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.

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

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

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

SECTION 10. For real property, a deduction application must contain a performance report showing the extent to which there has been compliance with the Statement of Benefits form approved by the Common Council at the time of filing. This report must be submitted to the Allen County Auditor's Office and the City of Fort Wayne's Community Development Division and must be included in the deduction application. For subsequent years, the performance report must be updated each year in which the deduction is applicable at the same time the property owner is required to file a personal property tax return in the taxing district in which the property for which the deduction was granted is located. If the taxpayer does not file a personal property tax return in the taxing district in which the property is located, the information must be provided by May 15.

SECTION 11. The performance report must contain the following information:

A. The cost and description of real property improvements and/or new manufacturing, logistical distribution and information technology equipment acquired.

B. The number of employees hired through the end of the preceding calendar year as a result of the deduction.

C. The total salaries of the employees hired through the end of the preceding calendar year as a result of the deduction.

D. The total number of employees employed at the facility receiving the deduction.

E. The total assessed value of the real and/or personal property deductions.

F. The tax savings resulting from the real and/or personal property being abated.

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 A LEGALITY

____
Carol Helton, City Attorney

Precision

CITY OF FT. WAYNE
MAY 14 2021 CRY
COMMUNITY DEVELOPMENT

To: Members of Fort Wayne Common Council

This respectfully requests a waiver of non-compliance in order to proceed with a 10-year tax abatement at our recently constructed property at 5402 Moeller Road owned by Precision Ft. Wayne, LLC. Form SB-1 and the Property Description are attached and a check of $2,000 is also made out to the City of Fort Wayne.

As background, Precision is a finished vehicle logistics company that services General Motors, among other OEM's. Last Fall, General Motors called us in an emergency and asked us to get involved with a project in Fort Wayne to build a new, intermodal rail terminal which would allow them better service to ship finished vehicles from their assembly plant in Fort Wayne and to potentially bring new in-bound vehicles and intermodal containers to the Region. Another company had planned to do this, but that Company was unable to execute their plans due to a variety of issues, including financial challenges.

General Motors informed us that they were on an exceptionally tight project timeline and asked us to move as quickly as possible. Precision quickly modified the existing plan, including identifying the property at 5402 Moeller Road as the site for construction. As part of this discussion, we consulted with various constituents in Fort Wayne about the possibility of a tax abatement. In working the numbers of the project, this became critical in making the project financially viable and in our decision to proceed with the Fort Wayne project.

Unfortunately, Precision had never done a project like this. These projects are typically managed on the manufacturer or railroad's property, so we have not been through this process before. We are now that we are nearing the end of our initial build out, and we have a pretty long list of mistakes and lessons learned. On the tax issue, we wrongfully assumed that we would not be able to finalize this tax item until construction was complete. We also assumed that the process was automatic. We should have asked our tax consultants or our General Contractor (Hagerman) to ensure nothing was missed. Again, our newness to this type of development and the expedited demands of General Motors all contributed.

We would also like to note that is our intent to continue to invest in Fort Wayne in support of General Motors and the Region, especially to help General Motors through the semiconductor chip shortage that is significantly impacting their supply chain. At our sites, we have invested in mobile loading ramps, along with IT and security systems. We have already expanded our footprint to allow more vehicles to be produced and we are in the process of looking at an additional property. On top of this, we are actively working with other businesses in the community to develop intermodal solutions that improve their supply chains.

We thank you for your consideration of our request and hope to continue to build a strong business in Fort Wayne for years to come.

Sincerely,

Brn

Bret Griffin

President, Precision Ft. Wayne LLC