BILL NO. R-20-03-06

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 4321 Goshen Road Fort Wayne, IN 46818 (First Gear, Inc.)

WHEREAS, Petitioner has duly filed its petition dated August 14, 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, Common Council previously confirmed an "Economic Revitalization Area" (Confirming Resolution R-25-97) for Petitioner for properly commonly known as **7606 Freedom** Way, Fort Wayne, Indiana 46818; and

WHEREAS, at that time, Petitioner installed new manufacturing equipment at 7606 Freedom Way, Fort Wayne, Indiana 46818 for which deductions from assessed valuation have been applied and in place since the aforementioned confirmation; and

WHEREAS, Petitioner now requests that the new manufacturing equipment for which deductions from assessed valuation have been applied be relocated to 4321 Goshen Road and the equipment shall be eligible for the remaining deductions from assessed valuation, under I.C. 6-1.1-12.1-4.6; and

WHEREAS, Council has previously approved the following resolutions, R-24-12, R-77-16, R-47-18, and R-66-19 under which the applicant shall continue to satisfy compliance levels contained in said resolutions, specifically, job creation, job retention, and payroll requirements; and

WHEREAS, the total estimated cost for equipment previously approved and to be relocated is \$4,440,000; and

WHEREAS, all previous Declaratory and Confirming Resolutions pertaining to the relevant Economic Revitalization Area designations and deduction for equipment the applicant wishes to relocate are attached to this resolution.

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, 2021unless 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.
- (d) In accordance with I.C. 6-1.1-12.1-4.6 that Common Council shall publish notice of the adoption and substance of this resolution and set this designation as an "Economic Revitalization Area" for public hearing;
- (e) Common Council hall notify each taking unit within the original and the new economic revitalization area in accordance with I.C. 6-1.1-12.1-4(G).
- **SECTION 3.** That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall continue to apply to a deduction of the assessed value of personal property for manufacturing equipment to be relocated by July 31, 2020.
- **SECTION 4.** That, the estimate of the number of individuals that will be employed or whose employment will be retained, the estimate of the annual salaries of those individuals, and the estimate of the value of moved manufacturing equipment are reasonable and are benefits that can be reasonably expected to result from the proposed described installation of new manufacturing equipment. These estimates are consistent with Petitioner's Statement of Benefits.
- **SECTION 5.** That, the current year approximate tax rates for taxing units within the City would be:
  - (a) If the proposed new manufacturing equipment is not moved and installed, the approximate current year tax rates for this site would be \$3.2934/\$100.

- (b) If the proposed new manufacturing equipment is moved and 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 equipment is moved and 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 was determined that the deduction from the assessed value of the new manufacturing equipment approved under R-24-12 is for a period of ten years.

**SECTION 8.** The deduction schedule from the assessed value of new manufacturing equipment pursuant to I.C. 6-1.1-12.1-17 was approved under R-24-12 as follows:

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%

If approved, as of the date of passage, there are two years remaining on the deduction schedule.

**SECTION 9.** That, pursuant to I.C. 6-1.1-12.1, it was determined that the deduction from the assessed value of the new manufacturing equipment approved under R-77-16 is for a period of five years.

**SECTION 10.** The deduction schedule from the assessed value of new manufacturing equipment pursuant to I.C. 6-1.1-12.1-17 was approved under R-77-16 as follows:

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

If approved, as of the date of passage, there are two years remaining on the deduction schedule.

**SECTION 11.** That, pursuant to I.C. 6-1.1-12.1, it was determined that the deduction from the assessed value of the new manufacturing equipment approved under R-47-18 is for a period of seven years.

**SECTION 12.** The deduction schedule from the assessed value of new manufacturing equipment pursuant to I.C. 6-1.1-12.1-17 was approved under R-47-18 as follows:

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

If approved, as of the date of passage, there are six years remaining on the deduction schedule.

**SECTION 13.** That, pursuant to I.C. 6-1.1-12.1, it was determined that the deduction from the assessed value of the new manufacturing equipment approved under R-66-19 is for a period of seven years.

**SECTION 14.** The deduction schedule from the assessed value of new manufacturing equipment pursuant to I.C. 6-1.1-12.1-17 was approved under R-66-19 as follows:

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

If approved, as of the date of passage, there are nine years remaining on the deduction schedule.

**SECTION 15.** 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 and relocation.

**SECTION 16.** That, the taxpayer is non-delinquent on any and all property tax due to jurisdictions within Allen County, Indiana.

**SECTION 17.** 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 said 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 18.** 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

Joseph G. Bonahoom, Attorney for Common Council

12/2019

CITY OF FT WAYNE MAR 0 5 2020



# ECONOMIC REVITALIZATION AREA APPLICATION CITY OF FORT WAYNE, INDIANA

APPLICATION IS FOR: (Check appropriate box(es))   Real Estate Improvements					
		Personal Property I	mprove	ements	
		□Vacant Commercial	or Ind	ustrial Building	
Total cost of manufacturing equipment improvements:  Total cost of logistical distribution equipment improvements:  Total cost of information technology equipment improvements:				4,000	
	GENERAL INFORMATION				
Personal property taxpay Telephone number: (260) Address listed on tax bill Name of company to be of Year company was estable Address of property to be Real estate property ident Contact person name: Rice Contact person telephone Contact person address: List company officer and	: 7606 Freedom Way, For the principal operating person of the principal operating person operating person of the principal operating person op	ort Wayne, IN 46818 est Gear, Inc. n Road, Fort Wayne, IN 46818 7-451-004.000-073  Contact email: rblicken et Wayne, IN 46818			
NAME	TITLE	ADDRESS		PHONE NUMBER	
Gregory A. Leffler	President	7606 Freedom Way, Fort Wayne, IN		(260) 490-3238	
Cindy Leffler	Vice-President	7606 Freedom Way, Fort Wayne, IN		(260) 490-3238	
Gregory A. Leffler Jr	Quality Manager	7606 Freedom Way, Fort Wayne, IN		(260) 490-3238	
Rhonda Blickenstaff	General Manager	7606 Freedom Way, Fort Wayne, IN	46818	(260) 490-3238	

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

	NAME	PERCENTAGE	
	Gregory A Leffler	100%	
		The second secon	
□Yes ■No	Are any elected officials shareholders or holders of any debt		
■Yes □No	business? If yes, who? (name/title)  Is the property for which you are requesting ERA designaticity of Fort Wayne?		
□Yes □No	No Do you plan to request state or local assistance to finance public improvements?		
□Yes □No	Tes No Is the property for which you are requesting ERA designation located in an Economic Developm Target Area (EDTA)? (see attached map for current areas)		
□Yes □No	Does the company's business include a retail component? If y What percentage of floor space will be utilized for retail active. What percentage of sales is made to the ultimate customer? What percentage of sales will be from service calls?	ities?	
What is the per	centage of clients/customers served that are located outside of A	Allen County? 92%	
What is the cor	npany's primary North American Industrial Classification Code	e (NAICs)?333612	
Describe the na	nture of the company's business, product, and/or service:		
First Gear, Inc. p	processes gears for others, using several types of machines depending	on the operation performed.	
Dollar amount (	of annual sales for the last three years:		

Year	Annual Sales
2016	\$2,112,702
2017	\$2,322,776
2018	\$2,930,199

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

ſ	Customer Name	City/State	Annual Gross Sales
ſ	RW Screw	Massillon, OH	\$455,332
	CA Tool	Churubusco, IN	\$307,365
	M.W. Bevins Company	Tulsa, OK	\$287,937

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

Supplier Name	City/State	Annual Gross Purchases
SRS Manufacturing	Clinton Township, MI	\$64,406
Memcor-Truohm	Huntington, IN	\$59,463
Earle M Jorgenson Co	Chicago, IL	\$52,060

List the company's top three competitors:

Competitor Name	City/State
Forest City Gear	Roscoe, IL
Schafer Industries	South Bend, IN
Perry Technology Corporation	New Hartford, CT

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

location will allow First Gear to continue to grow and expand.

n 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 ack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, ubstandard 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
bsolete is located and where the obsolescence may lead to a decline in employment and tax revenues.
low does the property for which you are requesting designation meet the above definition of an ERA?
Since the relocation of Panoramic Corporation a, the building located at 4321 Goshen Road, Fort Wayne, IN 46818 has been

unoccupied. The current location of First Gear has become too small for current and future operations. The Goshen Road

First Gear, Inc. processes gears for others, using several types of machines depending on the operation performed.

#### REAL PROPERTY INFORMATION

Complete this s	ection of the application if you are requesting a deduction from assessed value for real property improvements.
	structure(s) that is/are currently on the property:
Describe the c	ondition of the structure(s) listed above:
	·
	nprovements to be made to the property to be designated for tax phase-in purposes:
	truction start (month/year):
Projected cons	truction completion (month/year):
□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)

Personal property previously approved under confirming resolutions R-24-12, R-77-16, R-47-18, and R-16-19.
Yes \(\sum \)No Has the above equipment for which you are seeking a designation, ever before been used for any pur in Indiana? If yes, was the equipment acquired at an arms length transaction from an entity not affiliated with applicant? \(\sum \)Yes \(\beta \)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): July 2020
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?
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,
ease, 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 <a href="http://www.bls.gov/ees/current/oes-23060.htm">http://www.bls.gov/ees/current/oes-23060.htm</a>

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

#### Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll

#### Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
<u> </u>			
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## 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:

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

#### REQUIRED ATTACHMENTS

The following must be attached to the application.

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

ERA filing fee (either real or personal property improvements)
ERA filing fee (both real and personal property improvements)

.1% of total project cost not to exceed \$1,000

ERA filing fee (both real and personal property improvements) ERA filing fee (vacant commercial or industrial building)

.1% of total project cost not to exceed \$1,500

ERA filing fee in an EDTA

\$500

Amendment to extend designation period

\$200 \$300

Waiver of non-compliance with ERA filing

\$1,000 + ERA filing fee

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

Gregory A. Leffler

Printed Name and Title of Applicant

Date

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



ZOHRAB K. TAZIAN, P.E. & L.S. JOHN C, SAUER, L.S. SAM L. FAUST, L.S.



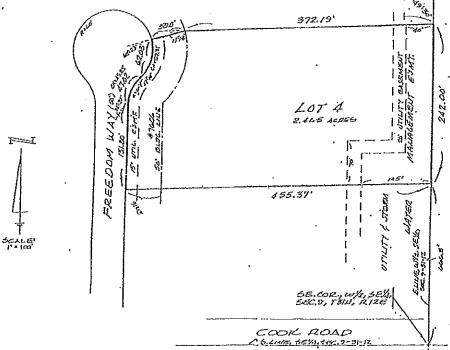
#### CERTIFICATE OF SURVEY

This document is a record of a resurvey of land and real estate properted in conformity with established rules of surveying and made in seconds 

DESCRIPTION OF REAL ESTATE

Part of the West Half of the Southeast Quarter of Section 9, Township 31 Horth, Range 12 East, Allen County, Indiana, more particularly described as follows, to uit:

Beginning on the East line of the Vest Half of the Southeast Quarter of said Section 9, at a point situated 666.8 feet North of the Southeast corner thereof: thence North, on and along said East line, a distance of 242.0 feet; thence Westerly, by a deflection angle left of 90 degrees 49 minutes 30 seconds and parallel to the South line of sald Southeast Quarter, a distance of 372.19 feet; thence and parallel to the South line of said Southeast Anarter, a distance of 37%. In teet; thence .
Southwesterly, by a deflection angle left of 13 degrees 00 minutes, a distance of 50.0 feet; thence. .
Southwesterly, on and along the arc of a cul-de-sac curve having a radius of 60.0 feet, an arc distance of 62.03 feet, being subtended by a long chord having a length of 59.31 feet and deflecting left 60 degrees 23 minutes from the last described course, to the point of reverse curvature of a regular curve to the left having a radius of 60.0 feet; thence Southerly, on and along the arc of said curve, a distance of 47.02 feet, their subtended by a long chord having a length of 45.63 feet and deflecting. distance of 47.02 feet, being subtended by a long chord having a length of 45.83 feet and deflecting right of degrees 10 minutes from the last described long chord; thence Southerly, and tangent to the last described curve, by a deflection angle left of 22 degrees 27 minutes from the last described long chord, a last described long chord last last described long chord. distance of 131.00 feet; thence East, by a deflection angle left of 91 degrees 12 minutes and parallel to said South line, a distance of 455.37 feet to the point of beginning, containing 2.465 acres of land, subject to all easements of record, this tract being lot 4 in the proposed plat of Liberty Industrial Park.



I hereby, carilly on the 272 day of TUNE 19 70 that the above auryoy is correct. Surveyed for: Survey Ho.:

C. SAU STATE OF WHILE

Admn.	Appr	
T YOUNGER!	4 xPPx*	

#### DIGEST SHEET

TITLE OF ORDINANCE: Confirming Resolution

DEPARTMENT REQUESTING ORDINANCE: Community Development Division

SYNOPSIS OF ORDINANCE: This is to confirm the designation of an Economic Revitalization Area for First Gear, Inc. for eligible personal property improvements in the amount of \$2,414,460. First Gear, Inc. will purchase and install new manufacturing equipment.

EFFECT OF PASSAGE: Investment of \$1,800,000 and creation of three new full-time jobs with an annual payroll of \$118,560 and retention of 25 full-time jobs with an annual payroll of \$976,976.

EFFECT OF NON-PASSAGE: Potential loss of investment and creation three new full-time jobs with an annual payroll of \$118,560 and retention of 25 full-time jobs with an annual payroll of \$976,976.

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

ASSIGNED TO COMMITTEE (CO-CHAIRS): Russ Jehl and Jason Arp

### REPORT OF COMMITTEE ON FINANCE September 10, 2019

Russ Jehl Chair

Jason Arp Co-Chair

All Council Members

A Confirming Resolution designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 7606 Freedom Way, Fort Wayne, Indiana 46818

First Gear, Inc.

COMMITTEE ON FINANCE HAVE HAD SAID Ordinance under consideration and beg leave to report back to the Common Council that said Ordinance

DO PASS	DO NOT PASS	<u>ABSTAIN</u>	NO REC
A Sour I De	lin	· · · · · · · · · · · · · · · · · · ·	
Jeg Jeve	14		
2016	Jed Del		
Shapl and	Z		
3/11/10/2/2/		LANA R. KEESI CITY CLERK	.ING Keisling

Public Hearing Date: N/A

Read the first time in full and on motion by Councilman Jehl.

Read the second time by title and referred to the <u>Finance</u> Committee.

Read the third time in full and on motion by Councilman <u>Jehl</u>, placed on passage by the following vote:

the following total				
TOTAL VOTES	<u>AYES</u>	<u>NAYS</u>	ABSTAINED	<u>ABSENT</u>
ARP		$\boxtimes$		
BARRANDA	$\boxtimes$			
CRAWFORD	$\boxtimes$			
DIDIER	$\boxtimes$			
ENSLEY		$\boxtimes$		
FREISTROFFER	$\boxtimes$			
HINES	$\boxtimes$			
JEHL	$\boxtimes$			
PADDOCK	$\boxtimes$			
DATED: September 10, 2019  Passed and adopted by the			KEESLING, OIT	
Passed and adopted by the Resolution No.			day of Septer	
LANA R. KEESLING PRESIDING OFFICER CITY CLERK				
Presented by me to the May of September 201	or of the City of F 9, at the hour of	11:40 0'0	clock A.M.	th E.S.T.
		Thia TY	Peislisia	
		LANA R. KE	SLING/CITY CLE	ERK
Approved and signed by me thisday of				
2019, at the hour of 9:30 o'clock Am . E.S.T.				
FORT WAYNE, INDIANA RECEIVED		/	(20)/	
SEP 1 8 2019			C. HENRY, MAYOF	<u>u</u>
LANA R. KEESLING			r	

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DECLARATORY RESOLUTION NO. R-58-19

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 7606 Freedom Way, Fort Wayne, Indiana 46818 (First Gear, Inc.)

WHEREAS, Petitioner has duly filed its petition dated August 14, 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 three full-time, permanent jobs for a total new, annual payroll of \$118,560, with the average new annual job salary being \$39,520 and retain 25 full-time, permanent jobs for a current annual payroll of \$976,976, with the average current annual job salary being \$39,079; and

WHEREAS, the total estimated project cost is \$1,800,000; 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. 6-3-1 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

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property for new manufacturing equipment improvements to be made between October 1, 2019 and December 31, 2020.

**SECTION 4.** That, the estimate of the number of individuals that will be employed or whose employment will be retained and the estimate of the annual salaries of those individuals and the estimate of the value of new manufacturing 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 equipment.

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

- (a) If the proposed new manufacturing equipment is not installed, the approximate current year tax rates for this site would be \$3.2934/\$100.
- (b) If the proposed new manufacturing 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 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 equipment shall be for a period of sevren years.

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

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

That, the benefits described in the Petilioner's Statement of Benefits can SECTION 9. 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 said 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.	
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#### DIGEST SHEET

TITLE OF ORDINANCE: Declaratory Resolution

DEPARTMENT REQUESTING ORDINANCE: Community Development Division

SYNOPSIS OF ORDINANCE: First Gear, Inc. is requesting the designation of an Economic Revitalization Area for eligible personal property improvements in the amount of \$1,800,000. First Gear, Inc. will purchase and install new manufacturing equipment.

EFFECT OF PASSAGE: Investment of \$1,800,000, creation of three new full-time jobs with an annual payroll of \$118,560 and retention of 25 full-time jobs with an annual payroll of \$976,976.

EFFECT OF NON-PASSAGE: Potential loss of investment, three new full-time jobs and retention of 25 full-time jobs.

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

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

## REPORT OF COMMITTEE ON FINANCE August 27, 2019

Russ Jehl Chair Jason Arp Co-Chair All Council Members

A Declaratory Resolution designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 7606 Freedom Way, Fort Wayne, Indiana 46818

First Gear, Inc.

This Resolution is to be Introduced, Discussed and Voted for Passage this evening

COMMITTEE ON FINANCE HAVE HAD SAID Ordinance under consideration and beg leave to report back to the Common Council that said Ordinance

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LANA R. KEESLING CITY\_CLERK Public Hearing Date: N/A

Read the first time in full and on motion by Councilman Jehl.

Read the second time by title and referred to the Finance Committee.

Read the third time in full and on motion by Councilman <u>Jehl</u>, placed on passage by the following vote:

TOTAL VOTES	AYES	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
ARP		$\boxtimes$		The second second
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FREISTROFFER	$\boxtimes$			
HINES				$\boxtimes$
JEHL	$\boxtimes$			
PADDOCK	$\boxtimes$			
DATED: August 27, 2019		STACYA	MUL. REED, DEPUTY O	CITY CLERK
Passed and adopted by the C	ommon Counci	of the City of	Fort Wayne, Indi	ana, as
Resolution No.	R-19-08-37	on the 27th	day of Augu	ıst , 2019
STACYA. REED DEPUTY CITY CLERK		And N.	CAMMAN 3 OFFICER	
Presented by me to the Mayo of August 2019,	r of the City of F at the hour of	Fort Wayne, Inc. 172:18 0'0	diana, on the 25 dock P.M.	8th E.S.T.
	S	TACV A. REEL	), DEPUTY CITY	CLERK
Approved and signed by me t 2019, at the hour of عنص				
RECEIVED		***************************************	[ - )/	<b>/</b> .

THOMAS C. HENRY, MAYOR

LANA R. KEESLING

## STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51764 (R4711-15) Prescribed by the Department of Local Government Finance CITY OF FT. WAYNE

FORM \$B-1/PP

#### PRIVACY NOTICE

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

#### INSTRUCTIONS

- 4 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 Banefits 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)

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SECTION 1	See The Sec.	IMARAILIS		ontact pesson				
Name of taxpayer				a Blickensta	ff			
First Gear, Inc. Address of taxpayer (number and street, city, state, and )	7100000		1410114	a bliototota		Telephone nur	nber	
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7606 Freedom Way, Fort Wayne, IN 46818						( ZOV ) 1	<b>00.0700</b>	
	DCA HON AN	D DESCRIP!	ION OF PRO	POSED PROJ	EUI	Resolution rut	mbar (e)	<u></u>
Name of designating body						_	-1a	
Fort Wayne Common Council			l es a se			F YY		NO.F
Location of property			Cour	034-17		DLGF taxing district number		
7608 Freedom Way, Fort Wayne, IN 46818				Allen		037 FW Washington		
Description of manufacturing equipment and/or reax/or logistical distribution equipment and/or info (Use additional sheets if necessary.)	search and d mation techr	evelopment er iology equipm	quipment ent.			START DA	ESTIMAT	ED DMPLETION DATE
SR-38 Type B Swiss Automatic Lathe Mad	ine			Manufacturing	g Equipment	09/03/20	119	12/31/2020
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COST of the property is confidential.	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	VALUE	COST	WALUE
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Plus estimated values of proposed project	1,880,000							
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		FOR	use of the	DESIGNATING BO	DY
We have reviewed o	ur prior actions rela billon previously a	ating to the design	iation of this ecor ódy. Said resoli	remie revitalization are dion, passod under IC	a and find fnat the applicant moots the general standards 6-1.1-12.1-2.5, provides for the following limitations as
authorized under IC	rea has been limite	d to a period of tir	ne not to exceed	cə]end	lar years * (see below). The date this designation expires
1s <u>Toecembe</u>	2 81 5051	NOTE: Th.	is question addre	sses whether the reso	lulion contains an expiration dato for the designated area.
2 . Installation of r 3 . Installation of r	ilion that is allowed new manufacturing new research and c xxv logistical distril new information tec	equipment; ievelopment equip oution equipment.	oment;		☐ No ☐ Enhanced Abatement per IC 6-1.1-12.1-18 Check box if an enhanced abatement was approved for one or more of these types.
C. The amount of dec \$UNIMi	trotton applicable t	a new manulaciu both lines may be	ring equipment is Filled out to esta	limited to \$ <u>UNI'r</u> blish a limil, if desired.,	mi+ed cost with an assessed value of
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☐ Year1	☐ Year 2	☐ Year 3	[]) Year 4	[] Year 5	() Enhanced Abatement per IC 8-1.1-12.1-18 Nபுருந்து of years approved:
☐ Year 6	Year 7	☐ Year8	☐ Yoar 9	☐ Year10	(Enter one to twenty (1-20) years; may not exceed twenty (20) years.)
If yes, attach a copy If no, the designation	of the abatement of body is required t	chedule to this fo o establish an aba	nn. atement schedule	before the déduction c	
Also we have reviewed determined that the tol	i the information or tality of henepits lay	ontalned in the sta difficient to justify	tement of benefit the deduction de	s and find that the esti scribed aboye.	mates and expectations are reasonable धार्व have
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+ 1111- Justinanijas kad	u limite tha firma në	doidy point bois	an area is an eco	onomic revitalization ar than the number of ye	ea, that limitation does not limit the length of time a ars 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 texpayer'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 texpayer'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 taxpayor's statement of benefits.

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BILL NO. R-18-06-25

#### CONFIRMING RESOLUTION NO. R- 47-18

A CONFIRMING RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 7606 Freedom Way, Fort Wayne, Indiana 46818 (First Gear, Inc.)

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 two full-time, permanent jobs for a total new, annual payroll of \$79,040, with the average new annual job salary being \$39,520 and retain 22 full-time, permanent jobs for a current annual payroll of \$908,686, with the average current annual job salary being \$41,303; and

WHEREAS, the total estimated project cost is \$800,000; and

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

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 and I.C. 5-3-1 and a public hearing has been conducted on said Resolution; and

WHEREAS, if said Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, The Fort Wayne Redevelopment Commission has adopted a Resolution approving the designation.

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

SECTION 1. That, the Resolution previously designating the above described property as an "Economic Revitalization Area" is confirmed in all respects.

SECTION 2. 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 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 equipment improvements to be made between July 1, 2018 and December 31, 2018.

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 the new manufacturing 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 the new manufacturing equipment.

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

- (a) If the proposed new manufacturing equipment is not installed, the approximate current year tax rates for this site would be \$3. 4092/\$100.
- (b) If the proposed new manufacturing equipment is installed and no deduction is granted, the approximate current year tax rate for the site would be \$3, 4092/\$100 (the change would be negligible).
- (c) If the proposed new manufacturing equipment is installed, and a deduction percentage of eighty percent (80%) is assumed, the approximate current year tax rate for the site would be \$3.4092/\$100 (the change would be negligible).

**SECTION 6.** Pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from the assessed value of the new manufacturing equipment shall be for a period of five years.

SECTION 7. The deduction schedule from the assessed value of new manufacturing equipment pursuant to I.C. 6-1.1-12.1-17 shall look like this:

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

SECTION 8. 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 9. For new manufacturing equipment, 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 Fort Wayne 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 with the deduction application. For subsequent years, the performance report must be updated and submitted along with the deduction application at the time of filing.

SECTION 10. The performance report must contain the following information

- (a) The cost and description of real property improvements and/or new manufacturing 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 11. That, the taxpayer is non-delinquent on any and all property tax due to jurisdictions within Allen County, Indiana.

SECTION 12. 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 said 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 13. 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

ZOHRADIK TAZIAN, PE&LS JOHN G. SAUER, LS. SAM L. FAUST, LS.

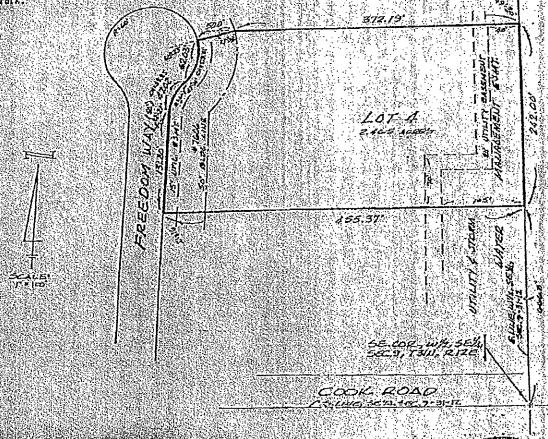


#### CENTIFICATE OF SURVEY

This incurrent is a record of a recovery of land and energy persons property in conformity with original rules of surveying and made in accords within the property of the first 
#### DESCRIPTION OF HEAL ESTATE

Part of the Yest Half of the Southeast Quarter of Section 9, Toomship 31 Horth, Range 12 East, Allen County, Indiana, pore particularly described as follows, to wit:

Beginning on the East line of the West Half of the Southeast Quarter of said Section 92 at a point situated 666.8 feet North of the Southeast corner thereof; thence Howth, on and along said East line, a distance of 242.0 feet; thence Westerly, by a deflection angle left of 90 degrees 49 minutes 30 seconds and parallel to the South line of said Southeast Duarter; a distance of 372.19 feet; thence Southwesterly, by a deflection angle left of 13 degrees 00 winutes, a distance of 59.0 feet; thence Southwesterly, on and along the arc of a cyledo-sac curve having a radius of 60.0 feet; an arc distance of 62.03 feet being subtended by a long chord having a length of 59.31 feet and deflecting left 60 degrees 29 minutes from the last described course, to the point of reverse curvature of a regular curve to the left baying a radius of 60.0 feet; thence Southerly, on and along the arc of said curve, a distance of 47.02 feet, being subtended by a long chord having a length of 45.83 feet and deflecting right 07 degrees 10 minutes from the last described long chord; thence Southerly, and langent to the last described long chord; thence Southerly, and langent to the last described of 131.80 feet; thence East, by a deflection angle left of 91 degrees 12 minutes and parallel to said South line; a distance of 45.537 feet to the point of beginning, containing 2.455 acces of land, subject to all casements of record, this tract being lot 4 in the proposed plat of Liberty Industrial Fark.



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#### **DIGEST SHEET**

TITLE OF ORDINANCE: Confirming Resolution

DEPARTMENT REQUESTING ORDINANCE: Community Development Division

SYNOPSIS OF ORDINANCE: This is to confirm the designation of an Economic Revitalization Area for First Gear, Inc. for eligible personal property improvements. First gear, Inc. will purchase and install new manufacturing equipment.

EFFECT OF PASSAGE: Investment of \$800,000, creation of two new full-time jobs with an annual payroll of \$79,040 and retention of 22 full-time jobs with an annual payroll of \$908,686.

EFFECT OF NON-PASSAGE: Potential loss of investment, two new full-time jobs and retention of 22 full-time jobs.

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

ASSIGNED TO COMMITTEE (CO-CHAIRS): Geoff Paddock and Jason Arp

## REPORT OF COMMITTEE ON FINANCE July 10, 2018

## John Crawford Chair Jason Arp Co-Chair All Council Members

A Confirming Resolution designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 7606 Freedom Way, Fort Wayne, Indiana 46818

First Gear, Inc.

COMMITTEE ON FINANCE HAVE HAD SAID Ordinance under consideration and beg leave to report back to the Common Council that said Ordinance

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		LANA R. KEESLI	NG
		CITY CLERK	

Public Hearing Date: 07/10/18

Read the first time in full and on motion by Councilman Arp.

Read the second time by title and referred to the <u>Finance</u> Committee.

Read the third time in full and on motion by Councilman <u>Crawford</u>, placed on passage by the following vote:

TOTAL VOTES	<u>AYES</u>	<u>NAYS</u>	ABSTAINED	ABSENT
ARP		$\boxtimes$		
BARRANDA	$\boxtimes$			
CRAWFORD	$\boxtimes$			
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ENSLEY		$\boxtimes$		
FREISTROFFER	$\boxtimes$			
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DATED: July 10, 2018		his	D. Keislisia	
211. 22. Guly 10, 2010	<del></del>	LANA R. KE	SLING, CITY CLE	RK
Passed and adopted by the Co	ommon Counci R-18-06-25	I of the City of on the 10th		
ATTEST:  This To Kewsling			- O. Frint	tiffen
CANA R. KEESLING () CITY CLERK		PRESIDING	G OFFICER	//
Presented by me to the Mayor of July 2018,	of the City of l at the hour of	Fort Wayne, Ind P. U.S. o'd	diana, on the 15 clock A.M.	E,S.T.
	<del> </del>	LANA R. KEE	SLING, CITY/CL	<b>BK</b>
Approved and signed by me t	his <u>16</u> 7	day of	July	
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BILL NO. R-18-06-24

and

#### DECLARATORY RESOLUTION NO. R-44-18

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under l.C. 6-1.1-12.1 for property commonly known as 7606 Freedom Way, Fort Wayne, Indiana 46818 (First Gear, Inc.)

WHEREAS, Petitioner has duly filed its petition dated June 13, 2018 to have the following described property designated and declared an "Economic Revitalization Area" under Sections 153.13-153.24 of the Municipal Code of the City of Fort Wayne, Indiana, and I.C. 6-1.1-12.1, to wit:

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

WHEREAS, said project will create two full-time, permanent jobs for a total new, annual payroll of \$79,040, with the average new annual job salary being \$39,520 and retain 22 full-time, permanent jobs for a total current annual payroll of \$908,686, with the average current, annual job salary being \$41,303; and

WHEREAS, the total estimated project cost is \$800,000; 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 personal property for new manufacturing equipment improvements to be made between July 1, 2018 and December 31, 2018.

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 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 equipment.

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

- (a) If the proposed new manufacturing equipment is not installed, the approximate current year tax rates for this site would be \$3.4092/\$100.
- (b) If the proposed new manufacturing equipment is installed and no deduction is granted, the approximate current year tax rate for the site would be \$3.4092/\$100 (the change would be negligible).
- (c) If the proposed new manufacturing equipment is installed and a deduction percentage of eighty percent (80%) is assumed, the approximate current year tax rate for the site would be \$3.4092/\$100 (the change would be negligible).

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

SECTION 7. That, pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from the assessed value of the new manufacturing equipment shall be for a period of five years.

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

Year of Deduction	Percentage
1	100%
2	85%
3	71%
4	57%

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43%
29%
14%
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 said 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
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## **DIGEST SHEET**

TITLE OF ORDINANCE: Declaratory Resolution

DEPARTMENT REQUESTING ORDINANCE: Community Development Division

SYNOPSIS OF ORDINANCE: First Gear, Inc. is requesting the designation of an Economic Revitalization Area for eligible personal property improvements in the amount of \$800,000. First Gear, Inc. will purchase and install new manufacturing equipment.

EFFECT OF PASSAGE: Investment of \$800,000, creation of two new full-time jobs with an annual payroll of \$79,040 and retention of 22 full-time jobs with an annual payroll of \$908,686.

EFFECT OF NON-PASSAGE: Potential loss of investment, two new full-time jobs and retention of 22 full-time jobs.

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

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

# REPORT OF COMMITTEE ON FINANCE June 26, 2018

Jason Arp Chair John Crawford Co-Chair All Council Members

A Declaratory Resolution designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 7606 Freedom Way, Fort Wayne, Indiana 46818

First Gear, Inc.

COMMITTEE ON FINANCE HAVE HAD SAID Ordinance under consideration and beg leave to report back to the Common Council that said Ordinance

DO PASS	DO NOT PASS	<u>ABSTAIN</u>	NO REC
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LANA R. KEESLING

Public Hearing Date: N/A

Read the first time in full and on motion by Councilman Arp.

Read the second time by title and referred to the Finance Committee.

Read the third time in full and on motion by Councilman Arp, placed on passage by the following vote:

AYES	NAYS	ABSTAINED	ABSENT		
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-	LANA R. KEE	The slipe ESLING, CITY CLE	kк		
ommon Counci	of the City of	Fort Wayne, India	ana, as		
R-18-06-24					
ATTEST:  The North Seisbirg  LANA R. KEESLING  CITY CLERK  PRESIDING OFFICER					
r of the City of F , at the hour of <sub>.</sub>	Fort Wayne, Inc 10:33 o'c	diana, on the 27	th E.S.T.		
LANA R. KEESLING, CITY CLERK					
Approved and signed by me this 2 8 day of Vune					
2018, at the hour of 200 O'clock PM . E.S.T.					
	<u>.</u>	120	<i>^</i>		
	ommon Council R-18-06-24  this 28	LANA R. KEE  this 2 P day of 2	ANA R. KEESLING, CITY CLE  Tof the City of Fort Wayne, Indiana, on the 27  At the hour of 10:33 o'clock A.M.  ANA R. KEESLING, CITY CLE  Common Council of the City of Fort Wayne, Indiana, on the 27  At the hour of 10:33 o'clock A.M.  And The Laboratory CLE  This 28 day of 7 wayse		

CITY OF FT WAYNE

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 designete 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.
- 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.
- 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	NEORWATE	ntact person					
Name of taxpayer				1	y A. Leffler					
First Gear, Inc.				Oregon	y A. Lonton		Telephone nur	nher		
Address of laxpayer (number							(260)4		18	
7606 Freedom Way,	Fort Wayne, IN 468	318			TORED DEC II	e o T	7 200 7 4	OO OE.C		
SECTION 2	La companya da La	OCATION AN	D DESCRIPT	ion of Pro	Posed Proj	201	Resolution nur	nber (s)		
Name of designating body	Ogunati						12-47			
Fort Wayne Commor	Council			Count			DLGF taxing d		nber	<del> </del>
Location of property				Joodin	, Allen				ashingt	on
7606 Freedom Way, F	on wayne, in 400 io	operch and de	volonment er	winment	7 (101)			ESTIM		
Description of manufactur and/or logistical distributio (Use additional sheets if n	ing equipment and/or info in equipment and/or info iecessary.)	rmation techn	ology equipm	ent.			START DA		COMPLE	TION DATE
Precision ID/OD grindi	ng machine and acce	essories			Manufacturing	j Equipment	July 26 2	018	12/26	3/2018
					R & D Equipm	nent				
<b>,</b>					Logist Dist Eq	uipment				
					IT Equipment					
SECTION 3	ESTIMATE OF	EMPLOYEES	AND SALAF	RIES AS RES	ULT OF PROP	OSED PRO	JECT			
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22	908,686.00		22	- 1	00.886,88		2		1 304	;U
SECTION 4	ESTIR	NATED TOTAL	L COST AND	VALUE OF F	PROPOSED PR	ROJECT				
NOTE: Pursuant to IC 6-1	.1-12.1-5.1 (d) (2) the	MANUFA EQUIP		R & D EQ	UIPMENT	LOGIS EQUIP	MENT	IT	EQUIPN	
COST of the property is c	onfidential.	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	cos	т А	SSESSED VALUE
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Plus estimated values of p	proposed project	800000	320000							
Less values of any proper	ty being replaced									
Net estimated values upor	a completion of project					III TANDANG				
SECTION 5	WASTE CO	VVERTED AN	D OTHER BE		omised by th					
Estimated solid waste con	verted (pounds)			Estimated h	azardous waste	converted (	pounds)			
Other benefits:										
						المنابعة المستون والمراز والمراز				
SECTION 6			TAXPAYER C	ERTIFICATI	NC					
I hereby certify that the re	presentations in this sta	tement are tru	ie.		<u> </u>	150	e signed (monti	h day ye	arl	
Signature of authorized repres	entative ביי ניינט ל	121-				pai	June	e 13,	2018	
Printed name of authorized rep		/		Title						
Gregory A Leffler President										

	FO	R USE OF THE D	ESIGNATING BO	DY
We have reviewed our prior actic adopted in the resolution previo authorized under IC 6-1.1-12.1-2	usly approved by this i	nation of this econo oody. Sald resoluti	omic revitalization are ion, passed under lo	ea and find that the applicant meets the general standards C 6-1.1-12.1-2.5, provides for the following limitations as
A. The designated area has been is DUCLM DU 31,20	limited to a period of ti			dar years * (see below). The date this designation expires ulution contains an expiration date for the designated area.
B. The type of deduction that is a     1. Installation of new manuface     2. Installation of new research     3. Installation of new logisticace     4. Installation of new informations.	sturing equipment; n and development equi n distribution equipment.	pment;	X Yes ☐ Yes ☐ Yes ☐ Yes	☐ No ☐ Enhanced Abatement per IC 6-1.1-12.1-18 ☐ No ☐ Check box If an enhanced abatement was approved for one or more of these types. ☐ No
C. The amount of deduction appli \$UnliMi+Ed (0	cable to new manufactu One or both lines may be			
D. The amount of deduction appli	cable to new research a One or both lines may be	nd development eq e filled out to establ	ıulpment is ilmited to ish a limit, if desired.	) , '
E. The amount of deduction appli	cable to new logistical d One or both lines may be	istribution equipme e filled out to establi	nt is limited to \$ ish a limit, if desired.,	N/A cost with an assessed value of
F. The amount of deduction appli	cable to new information One or both lines may be	n technology equipn e filled out to establi	nent is limited to \$ _ ish a limit, if desired.j	<u>N</u> A cost with an assessed value of
G. Other limitations or conditions	specify) NA			
	turing equipment and/o	r new research and st claimed eligible f	l development equip or deduction is allow	ment and/or new logistical distribution equipment and/or ed for:
☐ Year1 ☐ Year	-	☐ Year 4	☐ Year 5	☐ Enhanced Abatement per IC 6-1.1-12.1-18  Number of years approved:
☐ Year 6 📆 Year	7	☐ Year 9	☐ Year 10	(Enter one to twenty (1-20) years; may not exceed twenty (20) years.)
If yes, attach a copy of the abate If no, the designating body is rec	ment schedule to this fo uired to establish an ab-	rm. atement schedule ba atement of benefits :	efore the deduction c	atement schedule per IC 6-1.1-12.1-17? Yes No an be determined. mates and expectations are reasonable and have
determined that the totality of bene				
pproved by: (signature and title of author	ged member of designating	body) 1	Telephone number	Date signed (month, day, year)  221 UQZUİR
rinted name of authorized member of des	gnating body	4	lame of designating bo	dy
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775.223 ( Y 1/200 ) ~ .				
(F) 11 11-1-11 KU)	ASST DEW	TY CLERK	USA PET	ea, that limitation does not limit the length of time a

### 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 (a) This subsection applies to a selection schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.
- (e) 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.

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CONFIRMING RESOLUTION NO. R-77-16

A CONFIRMING RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 7606 Freedom Way, Fort Wayne, Indiana 46818 (First Gear, Inc.)

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 LC. 6-1.1-12.1, to wit:

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

WHEREAS, said project will create one full-time, permanent job for a total new, annual payroll of \$41,600, with the average new annual job salary being \$41,600 and retain 18 full-time, permanent jobs for a current annual payroll of \$746,593, with the average current annual job salary being \$41,600; and

WHEREAS, the total estimated project cost is \$295,000; and

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

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 and I.C. 5-3-1 and a public hearing has been conducted on said Resolution; and

WHEREAS, if said Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, The Fort Wayne Redevelopment Commission has adopted a Resolution approving the designation.

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

SECTION 1. That, the Resolution previously designating the above described property as an "Economic Revitalization Area" is confirmed in all respects.

SECTION 2. 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, 2016, unless otherwise automatically extended in five year increments per I.C. 6-1.1-12.1-9.

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 equipment.

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 the new manufacturing 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 the new manufacturing equipment.

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

- (a) If the proposed new manufacturing equipment is not installed, the approximate current year tax rates for this site would be \$3.3722/\$100.
- (b) If the proposed new manufacturing equipment is installed and no deduction is granted, the approximate current year tax rate for the site would be \$3.3722/\$100 (the change would be negligible).
- (c) If the proposed new manufacturing equipment is installed, and a deduction percentage of eighty percent (80%) is assumed, the approximate current year tax rate for the site would be \$3.3722/\$100 (the change would be negligible).

SECTION 6. Pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from the assessed value of the new manufacturing equipment shall be for a period of five years.

SECTION 7. The deduction schedule from the assessed value of new manufacturing 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%

SECTION 8. 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 9. For new manufacturing equipment, 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 Fort Wayne Common Council at the time of filling. 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 with the deduction application. For subsequent years, the performance report must be updated and submitted along with the deduction application at the time of filing.

SECTION 10. The performance report must contain the following information

- (a) The cost and description of real property improvements and/or new manufacturing 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 11. That, the texpayer is non-delinquent on any and all property lax due to Jurisdictions within Allen County, Indiana.

SECTION 12. 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 said 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 13. That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor,

Wember of Council

APPROVED AS TO FORM AND LEGALITY

Carol Helton, City Attorney Ly LES

BILL NO. R-16-09-32

## REPORT OF COMMITTEE ON FINANCE October 11, 2016

John Crawford Chair Glynn Hines Co-Chair All Council Members

A CONFIRMING RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 7606 Freedom Way, Fort Wayne, Indiana 46818 (First Gear, Inc.)

COMMITTEE ON FINANCE HAVE HAD SAID Ordinance under consideration and beg leave to report back to the Common Council that said Ordinance

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Public Hearing Date: OCTOBER 11, 2016 Read the first time in full and on motion by Councilman Crawford. Read the second time by title and referred to the Finance Committee. Read the third time in full and on motion by Councilman Crawford, placed on passage by the following vote: **ABSTAINED ABSENT AYES NAYS TOTAL VOTES** ARP  $\boxtimes$ BARRANDA  $\boxtimes$ **CRAWFORD** 図 DIDIER Ø **ENSLEY FREISTROFFER** П 図 HINES  $\boxtimes$ **JEHL**  $\boxtimes$ **PADDOCK** M DATED: October 11, 2016 Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as No. R-16-09-32 on the 11th day of October , 2016 General Ordinance ATTEST: LANA'R, KEESLING CITY CLERK Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 12th E.S.T. 2016, at the hour of 3:45 o'clock P.M. of October

THOMAS C. HENRY, MAYOR

DECLARATORY RESOLUTION NO. R-73-16

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29 30 A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 7606 Freedom Way, Fort Wayne, Indiana 46818 (First Gear, Inc.)

WHEREAS, Petitioner has duly filed its petition dated September 12, 2016 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 one full-time, permanent job for a total new, annual payroll of \$41,600, with the average new annual job salary being \$41,600 and retain 18 full-time, permanent jobs for a total current annual payroll of \$746,593, with the average current, annual job salary being \$41,677; and

WHEREAS, the total estimated project cost is \$295,000; 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:

That, subject to the requirements of Section 6, below, the SECTION 1. 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, 2016, 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 equipment.

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 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 equipment.

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

- (a) If the proposed new manufacturing equipment is not installed, the approximate current year tax rates for this site would be \$3.3722/\$100.
- (b) If the proposed new manufacturing equipment is installed and no deduction is granted, the approximate current year tax rate for the site would be \$3,3722/\$100 (the change would be negligible).
- (c) If the proposed new manufacturing equipment is installed and a deduction percentage of eighty percent (80%) is assumed, the approximate current year tax rate for the site would be \$3.3722/\$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 equipment shall be for a period of five years.

SECTION 8. The deduction schedule from the assessed value of new manufacturing 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	

That, the benefits described in the Petitioner's Statement of Benefits · SECTION 9. 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 said 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.

APPROVED AS TO FORM AND LEGALITY

Carol Helton, City Attorney

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Shannadaria EXHIBIT A zohnav k tazian, pel a l.b. evin p' avneu p'ir' John o' avnuu' p'ir' Sull and Phyloly Roy Linds દ્રદ્રાસ્ટ-પ્રકૃતિન નિર્માલો પ્રતેન 1 પત્રજન્દ્રમાં પ્રદ

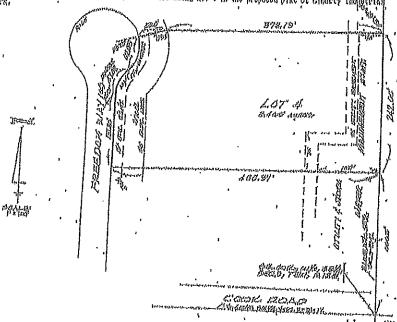
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BILL NO. R-16-09-31

## REPORT OF COMMITTEE ON FINANCE September 27, 2016

John Crawford Chair Glynn Hines Co-Chair All Council Members

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 7606 Freedom Way, Fort Wayne, Indiana 46818 (First Gear, Inc.)

COMMITTEE ON FINANCE HAVE HAD SAID Ordinance under consideration and beg leave to report back to the Common Council that said Ordinance

DO PASS	DO NOT PASS	<u>ABSTAIN</u>	NO REC
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		LANA R. KEESL CIT <u>Y C</u> LERK	ING
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Public Hearing Date: N/A

Read the first time in full and on motion by Councilman <u>Crawford</u>.

Read the second time by title and referred to the <u>Finance</u> Committee.

Read the third time in full and on motion by Councilman <u>Crawford</u>, placed on passage by the following vote:

the following vote:				
TOTAL VOTES	AYES	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
ARP		$\boxtimes$		
BARRANDA		$\boxtimes$		
CRAWFORD	×	口		
DIDIER	$\boxtimes$			
ENSLEY		$\boxtimes$		
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PADDOCK	$\boxtimes$			
DATED: September 27, 2016	<u> </u>	LANA R. KEI		ERK
Passed and adopted by the Con				ana, as mbor 2016
General Resolution No.	R-16-09-31	on the 27	tii dayoi depte	inder , 2010
ATTEST:  Ship To Keisling  LANA R. KEESLING  CITY CLERK		PRESIDIN	G OFFICER	
Presented by me to the Mayor of September 2016, a	of the City of t the hour of	Fort Wayne, In	dlana, on the 2 clock A.M.	8th E.S.T.
	<u> </u>		Seisling, CITY &L	
Approved and signed by me this hour of 2:00 O'c	s 28 delock	M . E.	S.T.  C. HENRY, MAYO	lenny



COMMUNITY DEVL. 24/24/11-12)

Described by the Department of Conference of the Department of Conference of the Department of Conference of the Department of Conference of the Department of Conference of Conferenc

SEP 12 2016

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 6-1,1-121-5.1.

- SEP 12 2016 INSTRUCTIONS

  1. This statement must be submitted to the body designating the Economic Revision Area prigrat the public hearing if the designating body requires information from the applicant in making its decision at an Wilhill be designated in the control of the designating body BEFORT that the new manufacturing equipment and/or research and development equipment, and/or submitted to the designating body BEFORT that the person wishes to claim a deduction. In the internal on technology equipment 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 installation of qualifying abatable equipment for which the person desires to claim a deduction.
- or gramming annuaria equipment or when no pason uestics to dann't because it.

  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 with the person's personal property return on a certified deduction schedule (form 103-ERA) with the township assessor of the township assessor of the township assessor of the township assessor of the township and the township and the township and the township and the township and the township and townshi
- 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)
- For a Form SB-1/PP that is approved after Juna 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)

For a Form SB-1/PP that is approved prior to July	7 ), 20 13, 1118 .	EDZKOMISKI SI	METADO DA	ON .	10.70	V			
SECTION 1		TAXPAYER I	Name of a	orkaci person					
Name of taxpayer			Gregory A. Leffler					1	
First Gear, Inc.				Glegaly A. Lemer			Telephone number		
Address of lexpayer (number and street, city, state, and ZIP code)						( 260 ) 49			
man m to 18tour Eart Moura IN 46818-	2165			sa saco poo l	FOT	7 200 7 10			
SECTION 2	OCATION AND	DESCRIPT	ON OF PR	POSED PROJ	CVI	Resolution (No			
Name of designating body						12-77	-16		
Fort Wayne Common Council			Cou			Dt.GF taxing di	dict numb	er	
Location of property			TOO	ay Allen		037	FWWas	hington	
7606 Freedom Way, Fort Wayne, IN 46816-216	5			Vecil			ESTIMAT	ED	
7606 Freedom Way, Fort Waylis, in 4co of St. Description of manufacturing equipment and/or re- and/or logistical distribution equipment and/or into (Use additional sheets if necessary.)	search and de mation techn	ojođá ednjbur Metobluegi ed	upmen. ent.			START DA	IE CO	MPLETION DATE	
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	EMPLOYEES	AND SALAF	IES AS RE	SULT OF PROI	POSED PRO	JECT	Salaries		
SECTION 3 ESTIMATE OF Current ransber 18 746593	Number	elained 18	Salarie	746593	Number ac	ditional 1	Pagines	41600	
-00	ANTED TOTAL	COSTAND	VALUE OF	PROPOSEDP	ROJECT				
350110110	MANUFA	CTURING	R&DE	QUIPMENT		T DIST MENT	ITE	QUIPMENT	
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the	EQUIP	MENT		ASSESSED	COST	ASSESSED VALUE	COST	ASSESSED VALUE	
COST of the property is confidential.	COST	ASSESSED VALUE	COST	VALUE		WALDE			
Current values	4,039,540	886,340				ļ			
Plus estimated values of proposed project	295,000	118,000							
Less values of any property being replaced									
Net estimated values upon completion of project					di AVE AV		1 1	4,11	
SECTION 5 WASTE CO	NVERTED AN	ID OTHER B	ENEFITS P	ROMISED BY T	HE IAKPAT	3R			
Estimated solid waste converted (pounds)			Estimated	hazardous was	le converted	(pounds)			
Other benefits:									
			-COTICIOA	T/ON	ond by a first	44 4 44	24 124	9-1-1-1-X-40-11	
SECTION 6		TAXPAYER	SHITTINGS.	(10ts					
Thereby certify that the representations in this st	element are in	HB.			D	te signed (mont	h, day, yea	s) 2016	
Signalura of authorized representative						Septe	tinet s	, 2016	
Printed name of authorized replementative			Title Presid	lent					
Gregory A. Leffler			1 Tesic						

		FO	RUSE OF THE	DESIGNATING BO	ĐΥ
We have reviewed ou adopted in the resolu authorized under IC 6	non previously a	aling to the design	nation of Itals eco ody, Sald reso	vomic revitalization are Julion, passed under l	ea and find that the applicant meets the general standards G 6-1.1-12.1-2.5, provides for the following limitations as
A. The designated are is				· · · · · · · · · · · · · · · · · · ·	lar years ' (see below). The date this designation expires Iution contains an expiration date for the designated area.
B. The type of deducting a lost label of receiving the second of the sec	w manufacturing W research end w logistical distri w information te	i equipment; development equi bution equipment, sinnology equipme	oment; nt;	Ø Yos ☐ Yes ☐ Yes ☐ Yes	15 No
C. The amount of dedi \$ Unit Mirec	ction applicable One o	lo new manufaciu Dolh lines may bi	ring equipment i o filled out to est	s Emiled to \$Unit ablish a limit, if desired.	
D. The amougl of dedu \$NA	ction applicable , (Опе о	lo new research a both lines may be	nd development filled out to esti	equipment is limited to ablish a limit, if destred,	s NA cost with an assessed value of
E. The amount of dedu s NA				nent is limited to \$ blish a limit, if desired.j	NA cost with en assessed value of
F. The amount of dedu				pment is limited to \$ _ blish a limit, If desired.)	Cost with an assessed value of
G. Other limitations or o	onditions (speci	ý)			
H. The deduction for ne new information tech	w manufacturing nology equipme	equipment and/o nt installed and fire	r new research a it claimed eligibl	nd development equipo e for deduction is allowe	nem and/or new logistical distribution equipment and/or ed for;
☐ Year1	☐ Year2	☐ Year3	☐ Year 4	Year 5	Enhanced Abatement per IC 6-1.1-12.1-18 Number of years approved:
Year 6	☐ Year7	Year8	☐ Year9	Year 10	(Enter one to twenty (1-20) years; may not exceed twenty (20) years.)
If yes, altach a copy of the first ing	of the abatement body is required	schedule to this for to establish an aba	m. Iemeni schedule	before the deduction or	
Also we have reviewed i determined that the total	he information o ity of benefits is t	ontained in the sta outlickent to justify	tement of benefi the deduction de	is and find that the estir scribed above.	rates and expectations are reasonable and have
pproved by: (signature and til	Carre	wy	body)	Telephone number (260) 427 -	122.1 Date signed (month, clay, year) 9/27/16
dinted marine of Authorized me	N N'	ORMWFOR	ŋ	Name of designating boo COMMON	
lested by; (signature and title	oi ettester) Y Alle	Q_		Printed name of allester	REED
* If the decimation hady	imits the time ne	doidy prince hoi	an area Is an ecc ears that is less	montic revitalization are than the number of yea	ra, that limitation does not limit the length of time a rs designated under IC 6-1.1-12.1-17.

IC 6-1,1-12.1-17 Abatement schedules

Abatement schedules
See, 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 taxpeyer'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 eubsection 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 the infloy ears.

not exceed ten f(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-12-05-11

CONFIRMING RESOLUTION NO. R- 24-12

A CONFIRMING RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 7606 Freedom Way, Fort Wayne, Indiane 46818 (First Gear, Inc.)

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 eight full-time, permanent jobs for a total new, annual payroll of \$216,320, with the average new annual job salary being \$27,040 and retain 13 full-time, permanent jobs for a current annual payroll of \$464,608, with the average current annual job salary being \$29,038; and

WHEREAS, the total estimated project cost is \$1,549,000; and

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

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 and I.C. 5-3-1 and a public hearing has been conducted on said Resolution.

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

**SECTION 1.** That, the Resolution previously designating the above described property as an "Economic Revitalization Area" is confirmed in all respects.

**SECTION 2.** 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, 2011, unless otherwise automatically extended in five year increments per I.C. 6-1.1-12.1-9.

**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 equipment.

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 the new manufacturing equipment, all contained

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In Petitioner's Statement of Benefits are reasonable and are benefits that can be reasonably expected to result from the proposed described installation of the new manufacturing equipment.

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

- ... If the proposed new manufacturing equipment is not installed, the approximate current year tax rates for this site would be \$3.0261/\$100.
- ... If the proposed new manufacturing equipment is installed and no deduction is granted, the approximate current year tax rate for the site would be \$3.0261/\$100 (the change would be negligible).
- ... If the proposed new manufacturing equipment is installed, and a deduction percentage of eighty percent (80%) is assumed, the approximate current year tax rate for the site would be \$3.0261/\$100 (the change would be negligible).

**SECTION 6.** Pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from the assessed value of the new manufacturing equipment shall be for a period of ten years.

SECTION 7. 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 8. For new manufacturing equipment, 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 Fort Wayne Common Council at the time of filling. 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 with the deduction application. For subsequent years, the performance report must be updated and submitted along with the deduction application at the time of filling.

SECTION 9. The performance report must contain the following information

- (a) The cost and description of real property improvements and/or new manufacturing 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 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 said 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

EXHIBIT A

Zohrab K. Tazian, P.E. & L.S. John C. Sauer, L.S. Bam L. Faust, L.B.



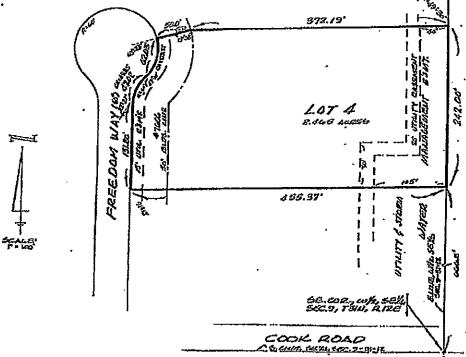
## CERTIFICATE OF SURVEY

DESCRIPTION OF REAL ESTATE

Part of the Yest Half of the Southeast Quarter of Section 9, Township St North, Range 12 East, Allen County, Indians, more particularly described as folices, to ulti

Baginning on the East line of the Yest Half of the Southeast Cuarter of said Section 9, at a point situated 666.8 feet North of the Southeast corner thereof; thence North, on and along said East line, a distance of 242.0 feet; thence Yesterly, by a deflection angle left of 90 degrees 49 minutes 30 seconds and parallel to the South line of said Southeast Charter, a distance of 372.19 feet; thence outhwesterly, by a deflection angle left of 13 degrees 69 minutes, a distance of 50.0 feet; thence.

Southwesterly, on and along the arc of a cul-de-case curve having a radius of 60.0 feet, an arc distance of 62.03 feet, being subtended by a long chord having a length of 69.31 feet and deflecting left 60 degrees 29 minutes from the last described course, to the point of reverse curvature of a regular curve to the left having a radius of 60.0 feet; thence Southerly, on and along the arc of said curve, a clustance of 47.02 feet, being subtended by a long chord having a length of 45.63 feet and deflecting left of 70 degrees 10 minutes from the last described long chord, a clustance of 131.60 feet; thence East, by a deflection angle left of 91 degrees 12 minutes and parallel to sold South line, a distance of 456.37 feet to the point of beginning, containing 2.465 acres of land, subject to all easements of record, this tract being Lot 4 in the proposed plat of Liberty Indigital Park.



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J. Sitter

No. 50364

Read the first	time in full and on	matten by July	Called and district	
by title and referred to t	he Committee on	Iva une	(and the City Play	adopted, read the second time a Commission for
recommendation) and P Level – Cidzens Square	ublic Hearing to be	held after due lege	al notice, at Room 030 - Cou	ncil Discussion Garden
day of	Mery 20	112, at 3.3		the 22 3 - X
DATED:	5-8-1	ماع	Saules	& Kannely
Read the third	time in full and on	raction by 2	SANDRA E. KENN	
placed on its passage.		SSED	LOST	, and duly adopted,
by the following vote:	AYES	NAYS	A TREINGA YAYESINA	1 Tri Arbina coma
TOTAL VOTES	9	MAND	ABSTAINED	ABSENT
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CRAWFORD				
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<u>TEHL</u> ,				
PADDOCK				<u></u>
SHOAFF		·	**************************************	***************************************
<u>SMITH</u>				
DATED:	5-22-12		SANDRA E. KENN	EDY, CITY CLERK
(WIATATOWA) (WAR	KUKKLA HUN)	(CHENHRAL) (C	ne City of Fort Wayne, Inc PECIAL) (ZONING) O Le day of May	d:
SANDRA E. KENNEDY	ATTEST:	S PRE	SEAL SIDING OFFICER	THE
Presented by me	to the Mayor of , 2012, at the	the City of Fort hour of 320	Wayne, Indiana, on the o	23rd day of
•	•	SAN	DRA E. KENNEDY, CIT	ecurly VCIUDY
Approved and si 2012, at the hour of		2 day		- CORRE
		THO	MAS C. HENRY, MAY	Menny .

BILL NO. R-12-05-10

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DECLARATORY RESOLUTION NO. R- 20-12

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 7606 Freedom Way, Fort Wayne, Indiana 46818 (First Gear, Inc.)

WHEREAS, Petitioner has duly filed its petition dated April 24, 2012 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 eight full-time, permanent jobs for a total new, annual payroll of \$216,320, with the average new annual job salary being \$27,040 and retain 13 full-time and three part-time, permanent jobs for a total current annual payroll of \$464,608, with the average current, annual job salary being \$29,038; and

WHEREAS, the total estimated project cost is \$1,549,000; 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. Sald 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, 2011, 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 equipment.

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 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 equipment.

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

- (a) If the proposed new manufacturing equipment is not installed, the approximate current year tax rates for this site would be \$3.0261/\$100.
- (b) If the proposed new manufacturing equipment is installed and no deduction is granted, the approximate current year tax rate for the site would be \$3.0261/\$100 (the change would be negligible).
- (c) If the proposed new manufacturing equipment is installed and a deduction percentage of eighty percent (80%) is assumed, the approximate current year tax rate for the site would be \$3.0261/\$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 equipment shall be for a period of ten years.

SECTION 8. 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 9.** That, the taxpayer is non-delinquent on any and all property tax due to jurisdictions within Allen County, Indiana.

SECTION 10. 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 said 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 11. 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

by title and referred to	t time in full and on mo the Committee on		Jarpen and du	ly adopted, read the second time
recommendation) and l Level – Citizens Squar	Public Hearing to be he e, Fort Wayne, Indians	ld after due leg	al notice, at Room 030 - C	Plan Commission for Council Discussion Garden the
day of		, at	o'clock	M.E.S.T.
DATED:	5-8-12		J	8/2 11
			ANDRA E VEN	NEDY, CITY CLERK
Read the thire placed on its passage. by the following vote:	d time in full and on mo PASSI		Sources 1250	and duly adopted,
oy are removing vote:	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	9		Y	AUDINI
BENDER	2			<del></del>
CRAWFORD				
DIDIER				
HARPER,				•
HINES				
JEHL				**************************************
PADDOCK	4	_		
SHOAFF .	~	, ,		
SMITH			*···	
DATED:	5-8-12		SANDRA E. KEN	A CITY CLERK
Passed and add (ANNEXATION) (APE (RESOLUTION) NO	(-20-12 on fi		la Ole a della certa	
SANDRA E. KENNED	ATTEST:  Lewis Line  Y, CITY CLERK	PRE	SEAL SEDING OFFICER	mil !
Presented by m	e to the Mayor of the	City of Fort	Wayne, Indiana, on the	G Ed day of
	•	SAN	DRA E. KENNEDY, C	TY CLERK
Approved and si 2012, at the hour of	gned by me thiso'cl	day o	of MAST.	2)/
		THO	MAS C. HENRY, MA	YOR



State Form 51764 (5-04) Prescribed by the Department of Local Government Finance



FORM SB - 1 / PP

INSTRUCTIONS: APR 2 4 2012 2 mc

- 1. This stetement 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 legistrating beginning Equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction. "Projects" plantied of committed to after July 1, 1987 and areas designated after July 1, 1987 require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
- Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to installation of the new manufacturing equipment and/or research and development equipment end/or logistical distribution equipment and/or information technology equipment, BEFORE a deduction may be approved
- 3. To obtain a deduction, Form 322 ERA/PPME and/or Form 322 ERA/PP Other, must be filed with the county auditor. Form 322 ERA/PPME and/or Form 322

4. Property owners whose Statement of Benefits was approved after June 30, 1991 must submit Form CF-1 annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)

5. The schedules established under IC 6-1.1-12.1-4(d) and IC 6-1.1-12.1-4.5(e) effective July 1, 2000 apply to any statement of banefits filed on or after July 1, 2000. The schedules effective prior to July 1, 2000 shall continue to apply to those statement of banefits filed before July 1, 2000.

SECTION 1			TAXPAYER	INFORMATI	ON					
Name of texpayer						<u> </u>	Printed in the second			<u> </u>
FIRST GEAR										
Address of texpayer (stre			•	<u> </u>		···· ••••••			·•	
	WAY, FORT WAY	NE, IN 46	B18							
Name of contact person GREGORY A. LE	FFLER					-	Telephone n (260) 490		3	<u> </u>
SECTION 2		OCATION AN	(D DESCRIPT	ION OF PRO	POSED PRO	JECT				
Name of designating body FORT WAYNE CO	-						Resolution n	umber 24 -	-12	
Location of property 7606 FREEDOM V	VAY, FORT WAYN	IE, IN 468	18	Count	y EN		Texing distriction 073 F.W		HING	TON
Description of manufacture and/or logistical distribution	ing equipment and/or re	search and de	velopment eq	ulpment				ESTIM		
and/or logistical distributions   (use additional sheets if n	in equipment and/or info ecessarv)	rmation techn	ology equipme	ent			Start Da			pletion Date
SHAPING MACHIN	••	GEARS			Menufacturi	ng Equipment	5/1/2012	••	12/3	1/2017
-					R & D Equip	ment				
					Logist Dist E	quipment *				
					IT Equipmen	ıt •				
SECTION 3	ESTIMATE OF	EMPLOYEES	AND CALAD	HEC AS DEC	ULT OF SEA	******************************	ICOT.		44.74	
			YHAD QWFWI	CEN CA CEN	OF LICE	POSED PRO	JECI			
Current number 16	Salaries 464,608.00	Number 16	retained	Salaries 464,60	08.00	Number e		Salar 216	rles 3,320	.00
Current number 16	Salaries	Number 16	retained	Salaries 464,60	08.00	Number e		216		
Current number 16 SECTION 4 NOTE: Pursuant to IC 6-1	Selaries 464,608.00 ESTII .1-12.1-5.1 (d) (2) the	Number 16	retained L COST AND cturing ment	Salaries 464,60 VALUE OF F	08.00	Number e	idditional	216	3,320	
Current number 16 SECTION 4 NOTE; Pursuant to IC 6-1 COST of the property is or	Selaries 464,608.00 ESTII .1-12.1-5.1 (d) (2) the	Number 16 MATED TOTA Manufa Equit Cost	retained  L COST AND cturing ment  Assessed Value	Salaries 464,60 VALUE OF F	08.00 PROPOSED F	Number a 8 PROJECT	idditional	216	3,320 T Equip	
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Current number 16 SECTION 4 NOTE: Pursuant to IC 6-1 COST of the property is of Current values Plus estimated values of p	Selaries 464,608.00  ESTIL .1-12.1-5.1 (d) (2) the onfidential.	Number 16 MATED TOTA Manufa Equit Cost	COST AND cturing ment Assessed Value 794,300.00	Salaries 464,60 VALUE OF F R & D Ec	08.00 PROPOSED Fullpment	Number a 8 PROJECT Logist Dist i	Equipment*	216	3,320 T Equip	ment*
Current number 16 SECTION 4 NOTE: Pursuant to IC 6-1 COST of the property is of Current values Plus estimated values of plus values of any proper	Salaries 464,608.00  ESTIL .1-12.1-5.1 (d) (2) the onfidential.  proposed project ty being replaced	Number 16 MATED TOTA Manufe Equit Cost 2,647,666 d 1,549,000.61	L COST AND cturing ment Assessed Value 794,300.00 464,700.00	Salaries 464,60 VALUE OF F R & D Ec	08.00 PROPOSED Fullpment	Number a 8 PROJECT Logist Dist i	Equipment*	216	3,320 T Equip	ment*
Current number 16 SECTION 4 NOTE; Pursuant to IC 6-1 COST of the property is of Current values Plus estimated values of plus estimated values upon	Salaries 464,608.00  ESTII .1-12.1-5.1 (d) (2) the onfidential.  proposed project ty being replaced in completion of project	Number 16 VATED TOTA Manufa Equit Cost 2,647,686@ 1,549,000.@ 4,196,688@	retained  L COST AND cturing ment  Assessed Value  794,300.00  464,700.00	Salaries 464,60 VALUE OF F R & D Ec	08,00 PROPOSED F julpment Assessed Value	Number a 8 PROJECT Logist Dist i	Equipment * Assessed Value	216	3,320 T Equip	ment*
Current number 16 SECTION 4 NOTE: Pursuant to IC 6-1 COST of the property is of Current values Plus estimated values of plus values of any proper	Salaries 464,608.00  ESTII .1-12.1-5.1 (d) (2) the ordidential.  proposed project ty being replaced recompletion of project WASTE CO	Number 16 MATED TOTA Manufe Equit Cost 2,647,666 d 1,549,000.61	retained  L COST AND cturing ment  Assessed Value  794,300.00  464,700.00  1,258,999£	Salaries 464,60 VALUE OF F R & D Ec Cost	O8.00 PROPOSED Fullpment Assessed Value	Number a 8 PROJECT Logist Dist i	dditional  Equipment *  Assessed  Value	216	3,320 T Equip	ment*
Current number 16 SECTION 4 NOTE; Pursuant to IC 6-1 COST of the property is of Current values Plus estimated values of plus estimated values upon SECTION 5 Estimated solid waste cor	Salaries 464,608.00  ESTIL  .1-12.1-5.1 (d) (2) the onfidential.  proposed project ty being replaced recompletion of project WASTE COnverted (pounds)	Number 16 MATED TOTA Manufe Equit Cost 2,647,666 1,549,000.61 4,196,666 1	retained  L COST AND cturing ment  Assessed Value  794,300.00  464,700.00  1,259,999£  ND OTHER BE	Selatios 464,60 VALUE OF F R & D Ec Cost  NEFITS PRO istimated haz	O8.00 PROPOSED F rulpment Assessed Value  DMISED BY T ardous waste	Number a 8 PROJECT Logist Diet i Cost  THE TAXPAYE converted (pe	dditional  Equipment *  Assessed  Value	216	3,320 T Equip	ment*
Current number 16 SECTION 4 NOTE; Pursuant to IC 6-1 COST of the property is of Current values Plus estimated values of plus estimated values of any proper Not estimated values upon SECTION 5 Estimated solid waste cor Other benefits:	Salaries 464,608.00  ESTIL .1-12.1-5.1 (d) (2) the onfidential.  proposed project ty being replaced recompletion of project WASTE COnverted (pounds)	Number 16 MATED TOTA Manufe Equit Cost 2,647,666 1 1,549,000.1 4,196,666 1 NVERTED AN	retained  L COST AND cturing ment  Assessed Value  794,300.00  464,700.00  1,259,999£  ND OTHER BE	Selation 464,60 VALUE OF F R & D Ec Cost  NEFITS PRO estimated haz	O8.00 PROPOSED F rulpment Assessed Value  DMISED BY T ardous waste	Number a 8 PROJECT Logist Diet i Cost  THE TAXPAYE converted (pe	dditional  Equipment *  Assessed  Value	216	3,320 T Equip	ment*
Current number 16 SECTION 4 NOTE; Pursuant to IC 6-1 COST of the property is of Current values Plus estimated values of p Less values of any proper Net estimated values upon SECTION 5 Estimated solid waste cor Other benefits:	Salaries 464,608.00  ESTIL .1-12.1-5.1 (d) (2) the onfidential.  proposed project ty being replaced recompletion of project WASTE COnverted (pounds)	Number 16 MATED TOTA Manufe Equit Cost 2,647,666 1,549,000.61 4,196,666 1	retained  L COST AND cturing ment  Assessed Value  794,300.00  464,700.00  1,259,999£  ND OTHER BE	Salaries 464,60 VALUE OF F R & D Ec Cost  NEFITS PRO estimated haz  ERTIFICATIO tations in th	O8.00 PROPOSED F rulpment Assessed Value  DMISED BY T ardous waste	Number a 8 PROJECT Logist Diet i Cost  THE TAXPAYE converted (pe	dditional  Equipment *  Assessed  Value	Co.	7 Equip	Assessed Value

FORWSER	
We have reviewed our prior actions relating to the designati general standards adopted in the resolution previously app vides for the following limitations as authorized under IC 8-1	ion of this economic revitalization area and find that the applicant meets the proved by this body. Sald resolution, passed under IC 6-1.1-12.1-2.5, pro-1.1-12.1-2.
A. The designated area has been limited to a period of time designation expires is <u>December 31, 2014</u>	rnot to exceed calendar years * (see below). The date this
B. The type of deduction that is allowed in the designated ar 1. Installation of new manufacturing equipment; 2. Installation of new research and development equipme 3. Installation of new logistical distribution equipment. 4. Installation of new information technology equipment;	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
C. The amount of deduction applicable to new manufactur value of \$\tanhandle	
D.The amount of deduction applicable to new research an assessed value of \$	·
E. The amount of deduction applicable to new logistical deseased value of \$	distribution equipment is limited to \$ N/A cost with an
F. The amount of deduction applicable to new information assessed value of \$ \( \mathbb{	n technology equipment is limited to \$ cost with an expayer's non-delinquent status on any and all property tax due to taxing swithin Allen County, Indiana.
H. The deduction for new manufacturing equipment and/or n	ew research and development equipment and/or new logistical distribution netalled and first claimed eligible for deduction after July 1, 2000 is allowed
	established prior to July 1, 2000 <u>only</u> a ar schedule may be deducted.

\* If the designating body limits the time period during which an area is an economic revitelization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4.5

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: (signature and title of extinorized member)

Telephone number

Date signed (month, day, year)

260-427-1221

Designated body



Attested by:

Admn. Aj	pr
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## **DIGEST SHEET**

TITLE OF ORDINANCE: Declaratory Resolution

DEPARTMENT REQUESTING ORDINANCE: Community Development Division

SYNOPSIS OF ORDINANCE: First Gear, Inc. is requesting the designation of an Economic Revitalization Area for property located at 4321 Goshen Road. This designation will allow First Gear, Inc. to relocate new manufacturing equipment purchased under previously approved resolutions and continue those existing phase-in schedules.

EFFECT OF PASSAGE: Investment in larger facility with future growth potential, retention of 25 full-time jobs with an annual payroll of \$976,976.

EFFECT OF NON-PASSAGE: Potential loss of investment.

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

ASSIGNED TO COMMITTEE (PRESIDENT): Sharon Tucker and Jason Arp

# **MEMORANDUM**



To:

City Council

FROM:

Carman Young, Economic Development Specialist

DATE:

March 5, 2020

RE:

Request for designation by First Gear, Inc. as an ERA for personal property

improvements.

## **BACKGROUND**

Project Address: 4321	Goshen Road	Proje	CT LOCATED WITHIN:	N/A
PROJECT COST:	\$4,444,000	Coun	CILMANIC DISTRICT:	3
COMPANY PRODUCT OR SERVICE	: First Gear	, Inc. is	a high precision gear manufacturer.	
PROJECT DESCRIPTION:	designation	n will al purcha	purchasing a new property with a larger bu low them to relocate personal property man sed under previously approved projects wit	nufacturing
CREATED			RETAINED	
JOBS CREATED (FULL-TIME):		0	JOBS RETAINED (FULL-TIME);	25
JOBS CREATED (PART-TIME):		0	JOBS RETAINED (PART-TIME):	0
Total New Payroll:		0	TOTAL RETAINED PAYROLL:	\$976,976
AVERAGE SALARY (FULL-TIME NEW);		0	AVERAGE SALARY (FULL-TIME RETAINED):	\$39,079
Yes 🛛 No 🗌 N/A 🗍			BENEFIT REVIEW  vacant or under-utilized land appropriate for comme	ercial or

Yes 🛛 No 🔲 N/A 🗍	Project will encourage vacant or under-utilized land appropriate for commercial or industrial use?  Explain: Since the relocation of the previous occupant, the facility at 4321 Goshen Road has been unoccupied. First Gear, Inc. will purchase and occupy the facility.
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-1, Limited 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?

	Policy
Yes 🛛 No 🗌 N/A 🗍	Taxpayer is NOT delinquent on any or all property tax due to any taxing jurisdiction within Allen County.
Yes 🛛 No 🗌 N/A 🗍	ERA designation induces employment opportunities for Fort Wayne area residents?  Explain: 25 full-time positions will be retained.
Yes No No N/A	Construction will use techniques to minimize impact on combined sewer overflows? (i.e. rain gardens, bio swales, etc.)
Yes No No N/A	Construction will result in Leadership in Energy and Environmental Design (LEED) certification by the U.S. Green Building Council?
Yes No No N/A	Project encourages preservation of a historically or architecturally significant structure?
Yes No N/A	Project will result in significant conversion of solid waste or hazardous waste into energy or other useful products?

Per Indiana Code 6-1.1-12.1-4.6 a designating body may adopt a resolution allowing a property owner to relocate new manufacturing equipment for which a deduction has been granted as long as the new location is within the same economic revitalization area or within a different economic revitalization area if the area is within the jurisdiction of the designating body. The relocated new manufacturing equipment remains eligible for the assessed value deduction and the same deduction percentage is to be applied as if the new manufacturing equipment had not been relocated.

# COMMENTS

Signed and Reviewed:

Reviewed:

Economic Development Specialist

Economic Development Administrator