

**A CONFIRMING 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 4618 and permitting the relocation of
equipment from 7606 Freedom Way Fort Wayne, IN
46818 to 4321 Goshen Road Fort Wayne, IN 4618
(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, Common Council previously confirmed an "Economic Revitalization Area" (Confirming Resolution R-25-97) for Petitioner for property 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, a recommendation has been received from the Committee on Finance on said Resolution; and

1
2 **WHEREAS**, notice of the adoption and substance of the request for designation of an
3 "Economic Revitalization Area" and permission to relocate equipment has been published as
4 necessary in accordance with I.C. 6-1.1-12.1-2.5, IC. 6-1.1-12.1-4.6 and I.C. 5-3-1 and a public
5 hearing has been conducted on the requests and Resolution; and

6 **WHEREAS**, each taxing unit within the original and the new economic revitalization
7 areas have been notified of the proposed resolution; and

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

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

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

15 **SECTION 2.** That, the hereinabove described property is hereby declared an
16 "Economic Revitalization Area" pursuant to I.C. 6-1.1-12.1, said designation to begin on the
17 effective date of this Resolution and shall terminate on December 31, 2021, unless otherwise
18 automatically extended in five year increments per I.C. 6-1.1-12.1-9.

19 **SECTION 3.** That, said designation of the hereinabove described property as an
20 "Economic Revitalization Area" shall continue to apply to a deduction of the assessed value of
21 personal property for manufacturing equipment to be relocated by July 31, 2020.

22 **SECTION 4.** That, the estimate of the number of individuals that will be employed or
23 whose employment will be retained, the estimate of the annual salaries of those individuals, and
24 the estimate of the value of moved manufacturing equipment are reasonable and are benefits
25 that can be reasonably expected to result from the proposed described installation of new
26 manufacturing equipment. These estimates are consistent with Petitioner's Statement of
27 Benefits.

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

30 (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. 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 continue according to the deduction schedule originally and applied as if the equipment had not been located, which is a continuation of the period of seven years.

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.

1 **SECTION 14.** The deduction schedule from the assessed value of new manufacturing
2 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%

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

11 schedule.

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13 **SECTION 15.** That, the benefits described in the Petitioner's Statement of Benefits can

14 be reasonably expected to result from the project and are sufficient to justify the applicable

15 deductions and relocation.

16 **SECTION 16.** For relocated equipment, the Statement of Benefits form may not be

17 revised, but continuing Compliance with Statement of Benefits reports must illustrate compliance

18 with the petitioner's original application for deduction. For new manufacturing equipment, a

19 deduction application must contain a Compliance with Statement of Benefits performance report

20 showing the extent to which there has been compliance with the Statement of Benefits form

21 approved by the Fort Wayne Common Council at the time of filing. This report must be submitted

22 to the Allen County Auditor's Office, and the City of Fort Wayne's Community Development

23 Division and must be included with the deduction application. For subsequent years, the

24 performance report must be updated and submitted along with the deduction application at the

25 time of filing.

26 **SECTION 11.** When it is required for new equipment, the Compliance with Statement of

27 Benefits report must contain the following information

- 28 (a) The cost and description of new manufacturing equipment acquired.
- 29 (b) The number of employees hired through the end of the preceding calendar year
- 30 as a result of the deduction.
- (c) The total salaries of the employees hired through the end of the preceding

1 calendar year as a result of the deduction.

2 (d) The total number of employees employed at the facility receiving the deduction.

3 (e) The total assessed value of the personal property deductions.

4 (f) The tax savings resulting from the personal property being abated.

5 **SECTION 12.** That, the taxpayer is non-delinquent on any and all property tax due to
6 jurisdictions within Allen County, Indiana.

7 **SECTION 13.** That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that has
8 received a deduction under section 3 or 4.5 of said chapter may be required to repay the
9 deduction amount as determined by the county auditor in accordance with section 12 of said
10 chapter if the property owner ceases operations at the facility for which the deduction was
11 granted and if the Common Council finds that the property owner obtained the deduction by
12 intentionally providing false information concerning the property owner's plans to continue
13 operation at the facility.

14 **SECTION 14.** That, this Resolution shall be in full force and effect from and after its
15 passage and any and all necessary approval by the Mayor.

16 _____
17 Member of Council

18 APPROVED AS TO FORM AND LEGALITY

19 _____
20 Joseph G. Bonahoom, Attorney for Common Council
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Admn. Appr. _____

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 property located at 4321 Goshen Road. First Gear, Inc. will 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 (CO-CHAIRS): **Sharon Tucker and Jason Arp**

**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 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, 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 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 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 \$3.2934/\$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).

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

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

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

9 **SECTION 8.** The benefits described in the Petitioner's Statement of Benefits can be
10 reasonably expected to result from the project and are sufficient to justify the applicable
11 deductions.

12 **SECTION 9.** For new manufacturing equipment, a deduction application must contain a
13 performance report showing the extent to which there has been compliance with the Statement of
14 Benefits form approved by the Fort Wayne Common Council at the time of filing. This report
15 must be submitted to the Allen County Auditor's Office, and the City of Fort Wayne's Community
16 Development Division and must be included with the deduction application. For subsequent
17 years, the performance report must be updated and submitted along with the deduction
18 application at the time of filing.

19 **SECTION 10.** The performance report must contain the following information

- 20 (a) The cost and description of real property improvements and/or new
21 manufacturing equipment acquired.
22 (b) The number of employees hired through the end of the preceding calendar year
23 as a result of the deduction.
24 (c) The total salaries of the employees hired through the end of the preceding
25 calendar year as a result of the deduction.
26 (d) The total number of employees employed at the facility receiving the deduction.
27 (e) The total assessed value of the real and/or personal property deductions.
28 (f) The tax savings resulting from the real and/or personal property being abated.

29 **SECTION 11.** That, the taxpayer is non-delinquent on any and all property tax due to
30 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.

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

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4 

Member of Council

5
6 APPROVED AS TO FORM AND LEGALITY

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9 Carol Helton, City Attorney

EXHIBIT A

ZOHAB K. YAZIAN, P.E. & L.S.
JOHN C. SAUER, L.S.
SAM L. FAUST, L.S.

zktazian
ASSOCIATES, INC.
349 WEST WAYNE STREET
SUITE 202
FORT WAYNE, INDIANA 46802
PHONES: 219/241-3232
219/241-3234 FAX

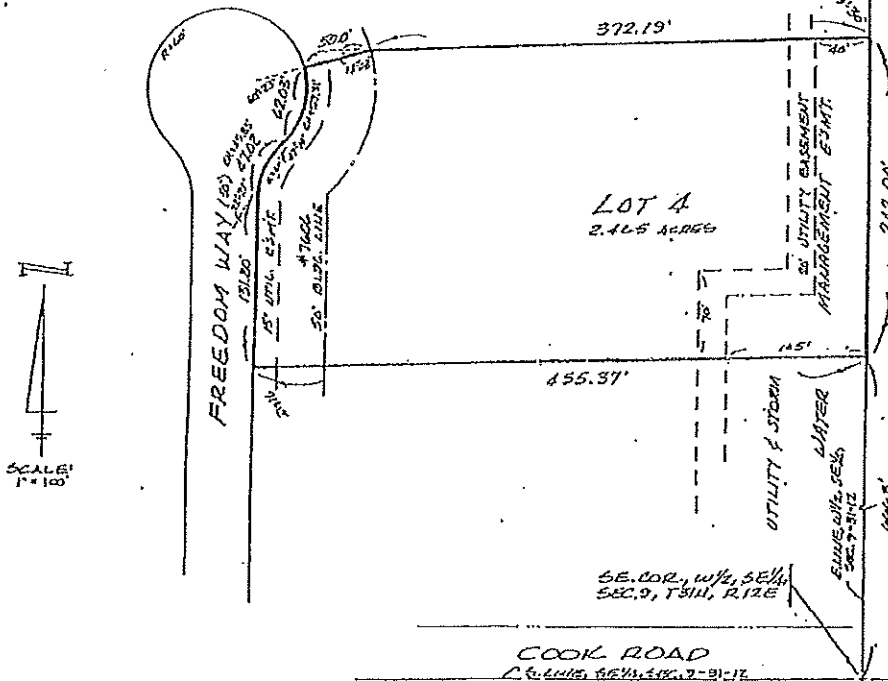
CERTIFICATE OF SURVEY

This document is a record of a survey of land and real estate prepared in conformity with established rules of surveying and made in accordance with the records or plot on file in the Recorder's office of _____ County, State of Indiana. The land described ex in full dimensions as shown hereon in feet. It is free from encroachments by adjoining land owners unless specifically stated below. Corners & perpetuated as indicated.

DESCRIPTION OF REAL ESTATE

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

Beginning on the East line of the West 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 said Southeast Quarter, a distance of 372.19 feet; 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, 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 tangent to the said curve, by a deflection angle left of 22 degrees 27 minutes from the last described long chord, a distance 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 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 certify on the 29th day of JUNE, 1990 that the above survey is correct.
Surveyed for:
Survey No.:

[Signature]



Admn. Appr. _____

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**

BILL NO. R-19-08-38

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.

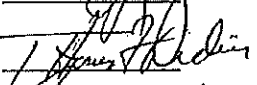
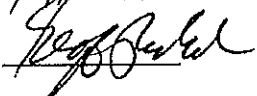
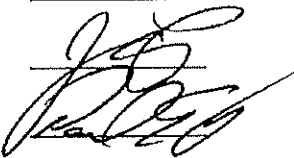
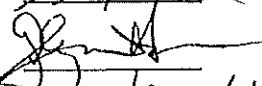
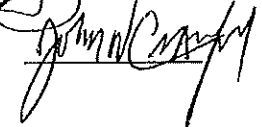
COMMITTEE ON FINANCE HAVE HAD SAID Ordinance under consideration and beg leave to report back to the Common Council that said Ordinance

DO PASS

DO NOT PASS

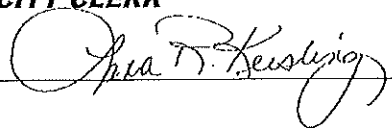
ABSTAIN

NO REC

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	_____	_____	_____
	_____	_____	_____

LANA R. KEESLING

CITY CLERK



Public Hearing Date: N/A

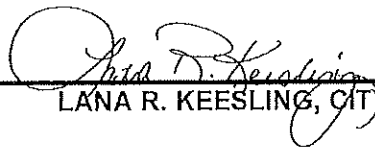
Read the first time in full and on motion by Councilman Jehl.

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

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

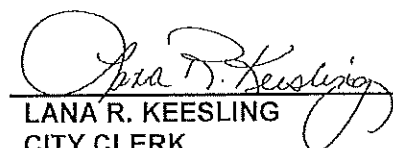
<u>TOTAL VOTES</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
ARP	☐	☒	☐	☐
BARRANDA	☒	☐	☐	☐
CRAWFORD	☒	☐	☐	☐
DIDIER	☒	☐	☐	☐
ENSLEY	☐	☒	☐	☐
FREISTROFFER	☒	☐	☐	☐
HINES	☒	☐	☐	☐
JEHL	☒	☐	☐	☐
PADDOCK	☒	☐	☐	☐

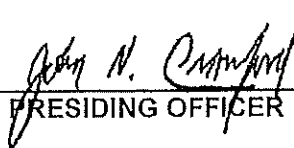
DATED: September 10, 2019


LANA R. KEESLING, CITY CLERK

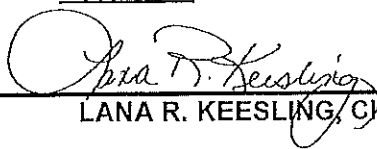
Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as

Resolution No. R-19-08-38 on the 10th day of September, 2019


LANA R. KEESLING
CITY CLERK


PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 11th of September 2019, at the hour of 11:40 o'clock A.M. E.S.T.


LANA R. KEESLING, CITY CLERK

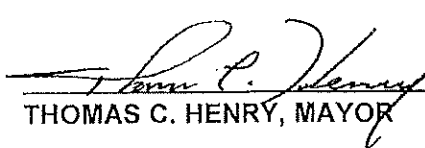
Approved and signed by me this 12TH day of SEPTEMBER

2019, at the hour of 9:30 o'clock AM E.S.T.

FORT WAYNE, INDIANA
RECEIVED

SEP 13 2019

LANA R. KEESLING
CITY CLERK


THOMAS C. HENRY, MAYOR

**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. 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 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 seven 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:

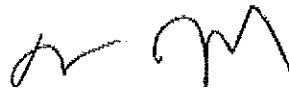
Year of Deduction	Percentage
1	100%
2	85%
3	71%
4	57%
5	43%
6	29%
7	14%
8	0%

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

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

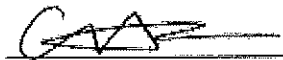
6 **SECTION 11.** That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that has
7 received a deduction under section 3 or 4.5 of said chapter may be required to repay the
8 deduction amount as determined by the county auditor in accordance with section 12 of said
9 chapter if the property owner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

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

15 

16 Member of Council

17 APPROVED AS TO FORM AND LEGALITY

18 

19 Carol Helton, City Attorney

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**

BILL NO. R-19-08-37

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. 8-1.1-12.1 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

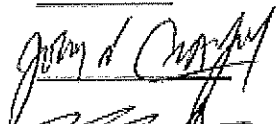
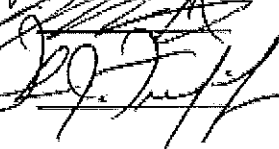
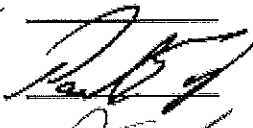
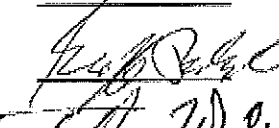
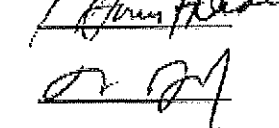
COMMITTEE ON FINANCE HAVE HAD SAID Ordinance under consideration and beg leave to report back to the Common Council that said Ordinance

DO PASS

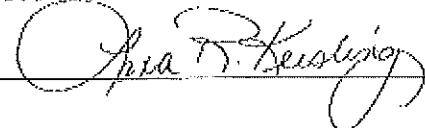
DO NOT PASS

ABSTAIN

NO REC

**LANA R. KEESLING
CITY CLERK**



Public Hearing Date: N/A

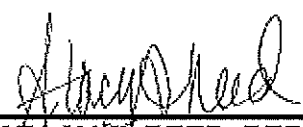
Read the first time in full and on motion by Councilman Jehl.

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

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

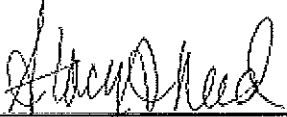
<u>TOTAL VOTES</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
ARP	☐	☒	☐	☐
BARRANDA	☒	☐	☐	☐
CRAWFORD	☒	☐	☐	☐
DIDIER	☒	☐	☐	☐
ENSLEY	☐	☒	☐	☐
FREISTROFFER	☒	☐	☐	☐
HINES	☐	☐	☐	☒
JEHL	☒	☐	☐	☐
PADDOCK	☒	☐	☐	☐

DATED: August 27, 2019


STACY A. REED, DEPUTY CITY CLERK

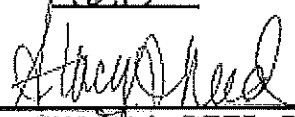
Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as

Resolution No. R-19-08-37 on the 27th day of August, 2019


STACY A. REED
DEPUTY CITY CLERK


PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 28th of August 2019, at the hour of 12:15 o'clock P.M. E.S.T.


STACY A. REED, DEPUTY CITY CLERK

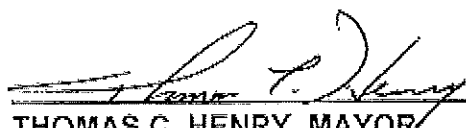
Approved and signed by me this 29TH day of AUGUST

2019, at the hour of 5:00 o'clock P.M. E.S.T.

FORT WAYNE, INDIANA
RECEIVED

AUG 30 2019

LANA R. KEESLING


THOMAS C. HENRY, MAYOR



STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51704 (R4/11-16)

Prescribed by the Department of Local Government Finance

CITY OF FT. WAYNE

AUG 14 2019

FORM SB-1 / PP

PRIVACY NOTICE

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

COMMUNITY DEVELOPMENT

INSTRUCTIONS

- 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.
- 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.
- 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 June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/PP that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. (IC 6-1.1-12.1-17)

SECTION 1		TAXPAYER INFORMATION							
Name of taxpayer First Gear, Inc.		Name of contact person Rhonda Blickenstaff							
Address of taxpayer (number and street, city, state, and ZIP code) 7606 Freedom Way, Fort Wayne, IN 46818		Telephone number (260) 490-3238							
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT							
Name of designating body Fort Wayne Common Council		Resolution number (a) R-66-19							
Location of property 7606 Freedom Way, Fort Wayne, IN 46818		County Allen							
Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. (Use additional sheets if necessary.) SR-38 Type B Swiss Automatic Lathe Machine Koeper Hobbing Maching Finish Grinder Honing Machine		ESTIMATED DLGF taxing district number 037 FW Washington							
		START DATE							
		COMPLETION DATE							
		Manufacturing Equipment							
		R & D Equipment							
		Logist Dist Equipment							
		IT Equipment							
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT							
Current number 25	Salaries 976,976	Number retained 25	Salaries 976,976	Number additional 3	Salaries 118,560				
SECTION 4		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT							
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.		MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
		COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current values									
Plus estimated values of proposed project		1,880,000							
Less values of any property being replaced									
Net estimated values upon completion of project									
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER							
Estimated solid waste converted (pounds)		Estimated hazardous waste converted (pounds)							
Other benefits:									
SECTION 6		TAXPAYER CERTIFICATION							
I hereby certify that the representations in this statement are true.									
Signature of authorized representative <i>Gregory A. Leffler</i>		Date signed (month, day, year) 8-12-2019							
Printed name of authorized representative Gregory A. Leffler		Title President							

FOR USE OF THE DESIGNATING BODY

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

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

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

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

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

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

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

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

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

G. Other limitations or conditions (specify) _____

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

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

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

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

Approved by: (signature and title of authorized member of designating body)	Telephone number (260) 427-1221	Date signed (month, day, year) 08/27/19
Printed name of authorized member of designating body BOSS, JEFF	Name of designating body CITY COUNCIL	
Attested by: (signature and title of attester) AMADORIO, ASST. DEPT. CLERK	Printed name of attester LISA PETRETTA-HARRIS	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

IC 6-1.1-12.1-17

Abatement schedules

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

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

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

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

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

1 property for new manufacturing equipment improvements to be made between July 1, 2018
2 and December 31, 2018.

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

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

11 (a) If the proposed new manufacturing equipment is not installed, the approximate
12 current year tax rates for this site would be \$3. 4092/\$100.

13 (b) If the proposed new manufacturing equipment is installed and no deduction is
14 granted, the approximate current year tax rate for the site would be \$3.
15 4092/\$100 (the change would be negligible).

16 (c) If the proposed new manufacturing equipment is installed, and a deduction
17 percentage of eighty percent (80%) is assumed, the approximate current year
18 tax rate for the site would be \$3.4092/\$100 (the change would be negligible).

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

22 **SECTION 7.** The deduction schedule from the assessed value of new
23 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%

1 **SECTION 8.** The benefits described in the Petitioner's Statement of Benefits can be
2 reasonably expected to result from the project and are sufficient to justify the applicable
3 deductions.

4 **SECTION 9.** For new manufacturing equipment, a deduction application must
5 contain a performance report showing the extent to which there has been compliance with
6 the Statement of Benefits form approved by the Fort Wayne Common Council at the time of
7 filing. This report must be submitted to the Allen County Auditor's Office, and the City of Fort
8 Wayne's Community Development Division and must be included with the deduction
9 application. For subsequent years, the performance report must be updated and submitted
10 along with the deduction application at the time of filing.

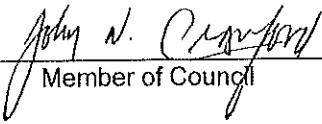
11 **SECTION 10.** The performance report must contain the following information

- 12 (a) The cost and description of real property improvements and/or new
13 manufacturing equipment acquired.
14 (b) The number of employees hired through the end of the preceding calendar year
15 as a result of the deduction.
16 (c) The total salaries of the employees hired through the end of the preceding
17 calendar year as a result of the deduction.
18 (d) The total number of employees employed at the facility receiving the deduction.
19 (e) The total assessed value of the real and/or personal property deductions.
20 (f) The tax savings resulting from the real and/or personal property being abated.

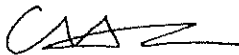
21 **SECTION 11.** That, the taxpayer is non-delinquent on any and all property tax due
22 to jurisdictions within Allen County, Indiana.

23 **SECTION 12.** That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that
24 has received a deduction under section 3 or 4.5 of said chapter may be required to repay the
25 deduction amount as determined by the county auditor in accordance with section 12 of said
26 chapter if the property owner ceases operations at the facility for which the deduction was
27 granted and if the Common Council finds that the property owner obtained the deduction by
28 intentionally providing false information concerning the property owner's plans to continue
29 operation at the facility.
30

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

3
4
5 
6 _____
7 Member of Council

8
9 APPROVED AS TO FORM AND LEGALITY

10 
11 _____
12 Carol Helton, City Attorney

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

zk tazian
ASSOCIATES, INC.
315 WEST WAYNE STREET
SUITE 202
FORT WAYNE, INDIANA 46802
PHONES: 219/424-0233
219/424-0234 FAX

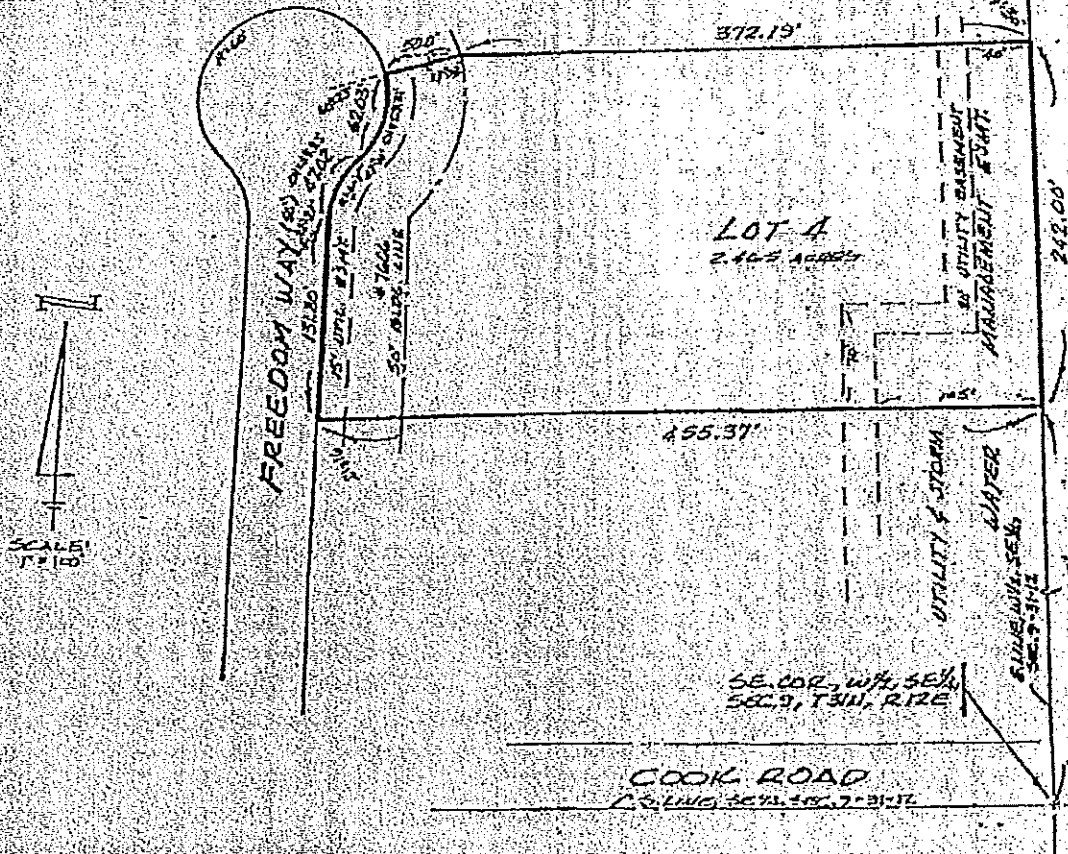
CERTIFICATE OF SURVEY

This document is a record of a resurvey of land and easements proposed in conformity with established rules of surveying and made in accordance with the records or plat on file in the Recorder's Office of _____ County, State of Indiana. The land described is in full dimensions as shown hereon in feet. It is free from encroachments by adjoining land owners unless specifically stated before. Corners perpetuated as indicated.

DESCRIPTION OF REAL ESTATE

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

Beginning on the East line of the West 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 said Southeast Quarter, a distance of 372.17 feet; 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 full-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 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 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 tangent to the last said curve, by a deflection angle left of 22 degrees 27 minutes from the last described long chord, a distance 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 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 certify on this 29th day of June, 1990, that the above survey is correct.

Surveyed for:
Surveyor (No.)

[Signature]



Admn. Appr. _____

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**

BILL NO. R-18-06-25

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.

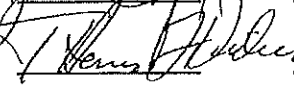
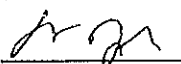
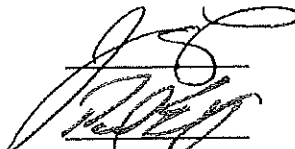
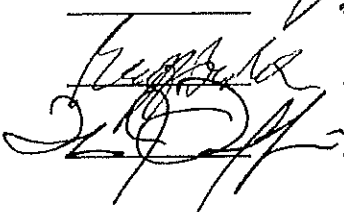
COMMITTEE ON FINANCE HAVE HAD SAID Ordinance under consideration and beg leave to report back to the Common Council that said Ordinance

DO PASS

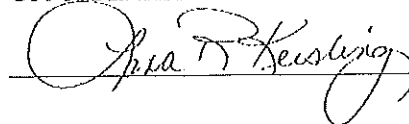
DO NOT PASS

ABSTAIN

NO REC

	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
_____	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
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**LANA R. KEESLING
CITY CLERK**



Public Hearing Date: 07/10/18

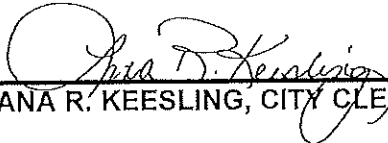
Read the first time in full and on motion by Councilman Arp.

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

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

<u>TOTAL VOTES</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
ARP	☐	☒	☐	☐
BARRANDA	☒	☐	☐	☐
CRAWFORD	☒	☐	☐	☐
DIDIER	☒	☐	☐	☐
ENSLEY	☐	☒	☐	☐
FREISTROFFER	☒	☐	☐	☐
HINES	☐	☐	☐	☒
JEHL	☒	☐	☐	☐
PADDOCK	☒	☐	☐	☐

DATED: July 10, 2018

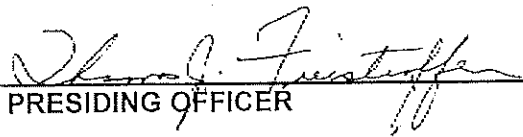

LANA R. KEESLING, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as

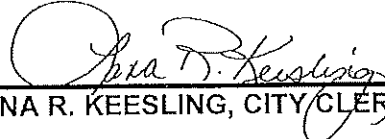
Resolution No. R-18-06-25 on the 10th day of July, 2018

ATTEST:


LANA R. KEESLING
CITY CLERK

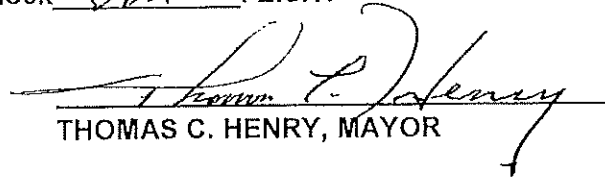

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 11th of July 2018, at the hour of 9:45 o'clock A.M. E.S.T.


LANA R. KEESLING, CITY CLERK

Approved and signed by me this 16TH day of JULY

2018, at the hour of 10:30 O'clock AM, E.S.T.


THOMAS C. HENRY, MAYOR

**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 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;

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 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";

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

4 **SECTION 3.** That, said designation of the hereinabove described property as an
5 "Economic Revitalization Area" shall apply to a deduction of the assessed value of personal
6 property for new manufacturing equipment improvements to be made between July 1, 2018
7 and December 31, 2018.

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

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

15 (a) If the proposed new manufacturing equipment is not installed, the approximate
16 current year tax rates for this site would be \$3.4092/\$100.

17 (b) If the proposed new manufacturing equipment is installed and no deduction is
18 granted, the approximate current year tax rate for the site would be
19 \$3.4092/\$100 (the change would be negligible).

20 (c) If the proposed new manufacturing equipment is installed and a deduction
21 percentage of eighty percent (80%) is assumed, the approximate current year
22 tax rate for the site would be \$3.4092/\$100 (the change would be negligible).

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

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

29 **SECTION 8.** The deduction schedule from the assessed value of new
30 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%

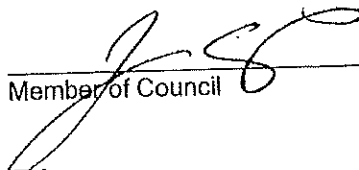
5	43%
6	29%
7	14%
8	0%

SECTION 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.

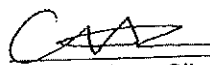
SECTION 10. That, the taxpayer is non-delinquent on any and all property tax due to jurisdictions within Allen County, Indiana.

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. _____

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**

BILL NO. R-18-06-24

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

ABSTAIN

NO REC

T. Howard Miller

John A. Crawford

Jason Arp

Robert J. Miller

John A. Crawford

Jason Arp

Robert J. Miller

**LANA R. KEESLING
CITY CLERK**

Lana R. Keesling

Public Hearing Date: N/A

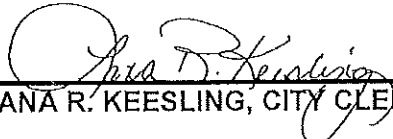
Read the first time in full and on motion by Councilman Arp.

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:

<u>TOTAL VOTES</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
ARP	☐	☒	☐	☐
BARRANDA	☒	☐	☐	☐
CRAWFORD	☒	☐	☐	☐
DIDIER	☒	☐	☐	☐
ENSLEY	☐	☒	☐	☐
FREISTROFFER	☒	☐	☐	☐
HINES	☒	☐	☐	☐
JEHL	☒	☐	☐	☐
PADDOCK	☒	☐	☐	☐

DATED: June 26, 2018

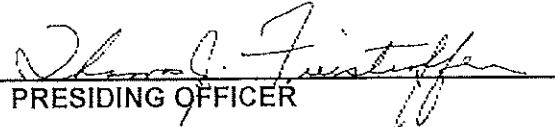

LANA R. KEESLING, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as

Resolution No. R-18-06-24 on the 26th day of June, 2018

ATTEST:


LANA R. KEESLING
CITY CLERK

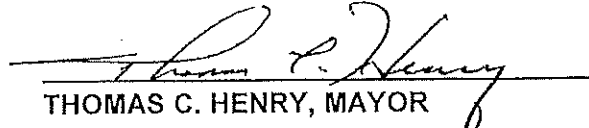

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 27th
of June 2018, at the hour of 10:33 o'clock A.M. E.S.T.


LANA R. KEESLING, CITY CLERK

Approved and signed by me this 28TH day of June

2018, at the hour of 2:00 O'clock PM, E.S.T.


THOMAS C. HENRY, MAYOR



STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51764 (R4 / 11-15)

Prescribed by the Department of Local Government Finance

CITY OF FT WAYNE

FORM SB-1 / PP

JUN 13 2018

COMMUNITY DEVL.

PRIVACY NOTICE

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

INSTRUCTIONS

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

SECTION 1 TAXPAYER INFORMATION									
Name of taxpayer First Gear, Inc.					Name of contact person Gregory A. Leffler				
Address of taxpayer (number and street, city, state, and ZIP code) 7606 Freedom Way, Fort Wayne, IN 46818							Telephone number (260) 490-3238		
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT									
Name of designating body Fort Wayne Common Council					Resolution number (s) R-47-18				
Location of property 7606 Freedom Way, Fort Wayne, IN 46818					County Allen		DLGF taxing district number 037 FW Washington		
Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. (Use additional sheets if necessary.) Precision ID/OD grinding machine and accessories					ESTIMATED				
							START DATE	COMPLETION DATE	
					Manufacturing Equipment		July 26 2018	12/26/2018	
					R & D Equipment				
					Logist Dist Equipment				
		IT Equipment							
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT									
Current number 22		Salaries 908,686.00		Number retained 22		Salaries 908,686.00		Number additional 2	
								Salaries 79040	
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT									
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.		MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
		COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current values		4530896	1116880						
Plus estimated values of proposed project		800000	320000						
Less values of any property being replaced									
Net estimated values upon completion of project									
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER									
Estimated solid waste converted (pounds) _____					Estimated hazardous waste converted (pounds) _____				
Other benefits:									
SECTION 6 TAXPAYER CERTIFICATION									
I hereby certify that the representations in this statement are true.									
Signature of authorized representative Gregory A. Leffler							Date signed (month, day, year) June 13, 2018		
Printed name of authorized representative Gregory A Leffler							Title President		

FOR USE OF THE DESIGNATING BODY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Approved by: (signature and title of authorized member of designating body)	Telephone number	Date signed (month, day, year)
<u>[Signature]</u>	<u>(760) 427-1221</u>	<u>06/26/18</u>
Printed name of authorized member of designating body	Name of designating body	
<u>WILLIAMS</u>	<u>CITY COUNCIL</u>	
Attested by: (signature and title of attester)	Printed name of attester	
<u>[Signature]</u>	<u>LISA PETRETTA-HARRIS</u>	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

IC 6-1.1-12.1-17

Abatement schedules

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

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

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

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

A CONFIRMING RESOLUTION designating an
"Economic Revitalization Area" under I.C. 6-1.1-
12.1 for property commonly known as 7608
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 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 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, 2016, unless otherwise
automatically extended in five year increments per I.C. 6-1.1-12.1-9.

1 **SECTION 3.** That, said designation of the hereinabove described property as an
2 "Economic Revitalization Area" shall apply to a deduction of the assessed value of personal
3 property for new manufacturing equipment.

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

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

12 (a) If the proposed new manufacturing equipment is not installed, the approximate
13 current year tax rates for this site would be \$3.3722/\$100.

14 (b) If the proposed new manufacturing equipment is installed and no deduction is
15 granted, the approximate current year tax rate for the site would be
16 \$3.3722/\$100 (the change would be negligible).

17 (c) If the proposed new manufacturing equipment is installed, and a deduction
18 percentage of eighty percent (80%) is assumed, the approximate current year
19 tax rate for the site would be \$3.3722/\$100 (the change would be negligible).

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

23 **SECTION 7.** The deduction schedule from the assessed value of new
24 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%

25 **SECTION 8.** The benefits described in the Petitioner's Statement of Benefits can be
26 reasonably expected to result from the project and are sufficient to justify the applicable
27 deductions.
28
29
30

1 **SECTION 9.** For new manufacturing equipment, a deduction application must
2 contain a performance report showing the extent to which there has been compliance with
3 the Statement of Benefits form approved by the Fort Wayne Common Council at the time of
4 filing. This report must be submitted to the Allen County Auditor's Office, and the City of Fort
5 Wayne's Community Development Division and must be included with the deduction
6 application. For subsequent years, the performance report must be updated and submitted
7 along with the deduction application at the time of filing.

8 **SECTION 10.** The performance report must contain the following information

- 9 (a) The cost and description of real property improvements and/or new
10 manufacturing equipment acquired.
11 (b) The number of employees hired through the end of the preceding calendar year
12 as a result of the deduction.
13 (c) The total salaries of the employees hired through the end of the preceding
14 calendar year as a result of the deduction.
15 (d) The total number of employees employed at the facility receiving the deduction.
16 (e) The total assessed value of the real and/or personal property deductions.
17 (f) The tax savings resulting from the real and/or personal property being abated.

18 **SECTION 11.** That, the taxpayer is non-delinquent on any and all property tax due
19 to jurisdictions within Allen County, Indiana.

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

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

29 _____
30 Member of Council

APPROVED AS TO FORM AND LEGALITY

Carol Helton, City Attorney

3

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.)

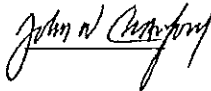
COMMITTEE ON FINANCE HAVE HAD SAID Ordinance under consideration and beg leave to report back to the Common Council that said Ordinance

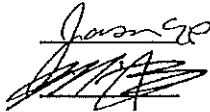
DO PASS

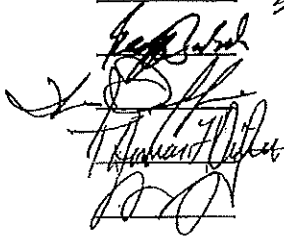
DO NOT PASS

ABSTAIN

NO REC

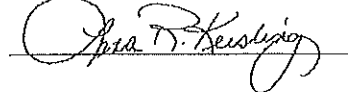






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**LANA R. KEESLING
CITY CLERK**



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:

<u>TOTAL VOTES</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
ARP	☐	☒	☐	☐
BARRANDA	☐	☒	☐	☐
CRAWFORD	☒	☐	☐	☐
DIDIER	☒	☐	☐	☐
ENSLEY	☐	☐	☐	☒
FREISTROFFER	☒	☐	☐	☐
HINES	☐	☐	☐	☒
JEHL	☒	☐	☐	☐
PADDOCK	☒	☐	☐	☐

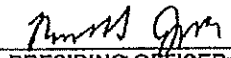
DATED: October 11, 2016


LANA R. KEESLING, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as
General Ordinance No. R-16-09-32 on the 11th day of October, 2016

ATTEST:

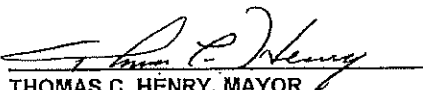

LANA R. KEESLING
CITY CLERK


PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 12th
of October 2016, at the hour of 3:45 o'clock P.M. E.S.T.


LANA R. KEESLING, CITY CLERK

Approved and signed by me this 13TH day of OCTOBER 2016, at the
hour of 2:00 O'clock PM E.S.T.


THOMAS C. HENRY, MAYOR

BILL NO. R-16-09-31

DECLARATORY RESOLUTION NO. R-7346

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:

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, 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%

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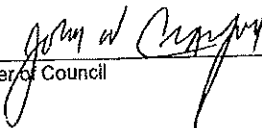
6	0%
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SECTION 9. That, the benefits described in the Petitioner's Statement of Benefits can be reasonably expected to result from the project and are sufficient to justify the applicable deductions.

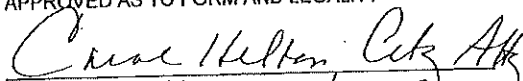
SECTION 10. That, the taxpayer is non-delinquent on any and all property tax due to jurisdictions within Allen County, Indiana.

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



ZOHANAY K. YAZIAN, PH.D. & L.S.
JOHN O. SAUND, L.D.
SAM L. WINTG L.D.

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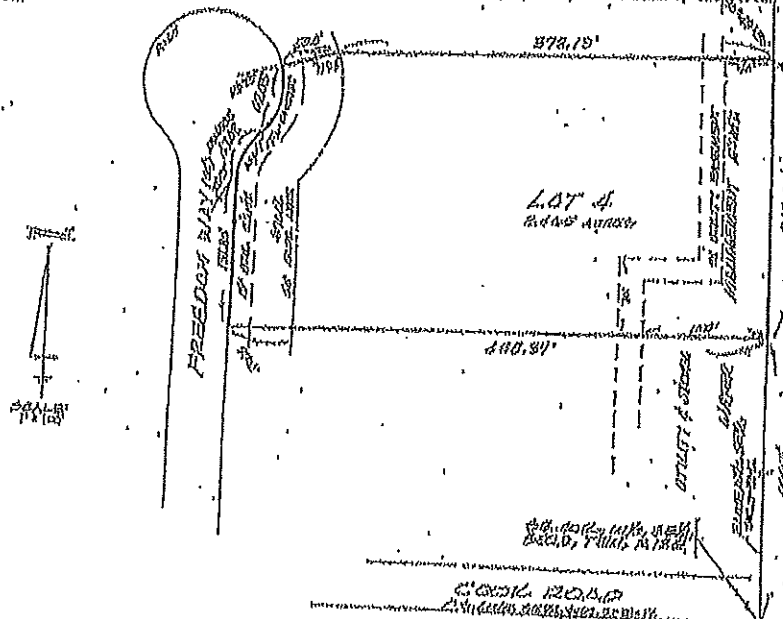
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[illegible]

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

beginning on the West line of the West half of the Southwest Quarter of said Section 9, at a point situated 666.1 feet North of the Southward borne thereof thence North, on and along said West line, a distance of 222.0 feet thence Westerly, by a deflection angle left of 90 degrees 49 minutes 30 seconds and parallel to the South line of said Southwest Quarter, a distance of 372.1 feet thence Southwesterly, by a deflection angle left of 15 degrees 00 minutes, a distance of 22.9 feet thence Southeasterly, on and along the arc of a circle was curve having a radius of 59.1 feet, an arc distance of 62.8 feet, being subtended by a long chord having a length of 69.31 feet and deflecting left 60 degrees 24 minutes from the last described curve, to the point of reverse curvature of a regular curve in the left having a radius of 69.3 feet thence Southeasterly, on and along the arc of said curve, a distance of 47.08 feet, being subtended by a long chord having a length of 44.83 feet and deflecting right 67 degrees 10 minutes from the last described long chord thence Southerly, and tangent to the said curve, by a deflection angle left of 24 degrees 27 minutes from the last described long chord, a distance of 101.00 feet thence East, by a deflection angle left of 71 degrees 13 minutes and parallel to said South line, a distance of 233.37 feet to the point of beginning, containing 2,496 acres of land, subject to all payments of record, this tract being lot 4 in the proposed plat of Liberty Industry Park.



I hereby certify that the ¹⁹⁷⁸~~1977~~ Survey of ~~the~~ ^{Texas} ~~State~~ ^{to} ~~show~~ ^{that} the above survey is correct.



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.)

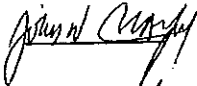
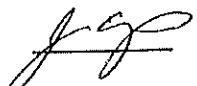
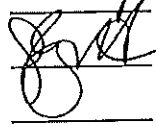
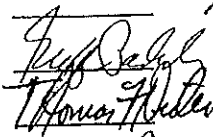
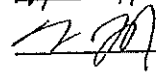
COMMITTEE ON FINANCE HAVE HAD SAID Ordinance under consideration and beg leave to report back to the Common Council that said Ordinance

DO PASS

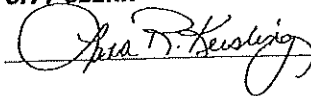
DO NOT PASS

ABSTAIN

NO REC

LANA R. KEESLING
CITY CLERK



Public Hearing Date: N/A

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:

<u>TOTAL VOTES</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
ARP	☐	☒	☐	☐
BARRANDA	☐	☒	☐	☐
CRAWFORD	☒	☐	☐	☐
DIDIER	☒	☐	☐	☐
ENSLEY	☐	☒	☐	☐
FREISTROFFER	☐	☐	☐	☒
HINES	☒	☐	☐	☐
JEHL	☒	☐	☐	☐
PADDOCK	☒	☐	☐	☐

DATED: September 27, 2016


LANA R. KEESLING, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as
General Resolution No. R-16-09-31 on the 27th day of September, 2016

ATTEST:


LANA R. KEESLING
CITY CLERK


PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 28th
of September 2016, at the hour of 10:15 o'clock A.M. E.S.T.


LANA R. KEESLING, CITY CLERK

Approved and signed by me this 28TH day of September 2016, at the
hour of 2:00 O'clock PM E.S.T.


THOMAS C. HENRY, MAYOR



**STATEMENT OF BENEFITS
PERSONAL PROPERTY**
State Form 51784 (R4 / 11-15)
Prescribed by the Department of Government Finance

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

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body BEFORE the public hearing. It must include 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.
- 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 June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/PP that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. (IC 6-1.1-12.1-17)

SECTION 1		TAXPAYER INFORMATION							
Name of taxpayer First Gear, Inc.		Name of contact person Gregory A. Leffler							
Address of taxpayer (number and street, city, state, and ZIP code) 7606 Freedom Way, Fort Wayne, IN 46818-2165		Telephone number (260) 490-3238							
SECTION 2									
LOCATION AND DESCRIPTION OF PROPOSED PROJECT									
Name of designating body Fort Wayne Common Council		Resolution number (s) 2-77-16							
Location of property 7606 Freedom Way, Fort Wayne, IN 46818-2165		County Allen							
Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. (Use additional sheets if necessary.) Turn/Mill Center and Inspection Equipment for producing gear blanks		OLGF taxing district number 037 FW Washington							
		ESTIMATED							
		START DATE	COMPLETION DATE						
		Manufacturing Equipment	10/25/2016						
		R & D Equipment	12/31/2016						
Logist Dist Equipment									
IT Equipment									
SECTION 3									
ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT									
Current number 18	Salaries 746593	Number retained 18	Salaries 746593						
		Number additional 1	Salaries 41600						
SECTION 4									
ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT									
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT		
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	
	Current values	4,039,540	866,340						
	Plus estimated values of proposed project	295,000	118,000						
	Less values of any property being replaced								
Net estimated values upon completion of project									
SECTION 5									
WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER									
Estimated solid waste converted (pounds)		Estimated hazardous waste converted (pounds)							
Other benefits:									
SECTION 6									
TAXPAYER CERTIFICATION									
I hereby certify that the representations in this statement are true.			Date signed (month, day, year)						
Signature of authorized representative Gregory A. Leffler			September 9, 2016						
Printed name of authorized representative Gregory A. Leffler			Title President						

FOR USE OF THE DESIGNATING BODY

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

A. The designated area has been limited to a period of time not to exceed _____ calendar years * (see below). The date this designation expires is December 31, 2016. NOTE: This question addresses whether the resolution contains an expiration date for the designated area.

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

- | | | | |
|--|---|--|---|
| 1. Installation of new manufacturing equipment; | ☒ Yes | ☐ 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. |
| 2. Installation of new research and development equipment; | ☐ Yes | ☒ No | |
| 3. Installation of new logistical distribution equipment. | ☐ Yes | ☒ No | |
| 4. Installation of new information technology equipment; | ☐ Yes | ☒ No | |

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

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

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

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

G. Other limitations or conditions (specify) _____

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

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

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

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

Approved by: (signature and title of authorized member of designating body) <u>John W. Crawford</u>	Telephone number <u>(260) 427-1221</u>	Date signed (month, day, year) <u>9/27/16</u>
Printed name of authorized member of designating body <u>JOHN W. CRAWFORD</u>	Name of designating body <u>COMMON COUNCIL</u>	
Attested by: (signature and title of attester) <u>Steve Reed</u>	Printed name of attester <u>STEVE REED</u>	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

IC 6-1.1-12.1-17

Abatement schedules

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

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

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

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

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, 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 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

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

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

6 ... If the proposed new manufacturing equipment is not installed, the approximate
7 current year tax rates for this site would be \$3.0261/\$100.

8 ... If the proposed new manufacturing equipment is installed and no deduction is
9 granted, the approximate current year tax rate for the site would be
10 \$3.0261/\$100 (the change would be negligible).

11 ... If the proposed new manufacturing equipment is installed, and a deduction
12 percentage of eighty percent (80%) is assumed, the approximate current year
13 tax rate for the site would be \$3.0261/\$100 (the change would be negligible).

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

17 **SECTION 7.** The benefits described in the Petitioner's Statement of Benefits can be
18 reasonably expected to result from the project and are sufficient to justify the applicable
19 deductions.

20 **SECTION 8.** For new manufacturing equipment, a deduction application must
21 contain a performance report showing the extent to which there has been compliance with
22 the Statement of Benefits form approved by the Fort Wayne Common Council at the time of
23 filing. This report must be submitted to the Allen County Auditor's Office, and the City of Fort
24 Wayne's Community Development Division and must be included with the deduction
25 application. For subsequent years, the performance report must be updated and submitted
26 along with the deduction application at the time of filing.

27 **SECTION 9.** The performance report must contain the following information

- 28 (a) The cost and description of real property improvements and/or new
29 manufacturing equipment acquired.
30 (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

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

zk tazian
ASSOCIATES, INC.
345 WEST WAYNE STREET
SUITE 202
FORT WAYNE, INDIANA 46802
PHONES: 219/424-3222
219/424-3234 FAX

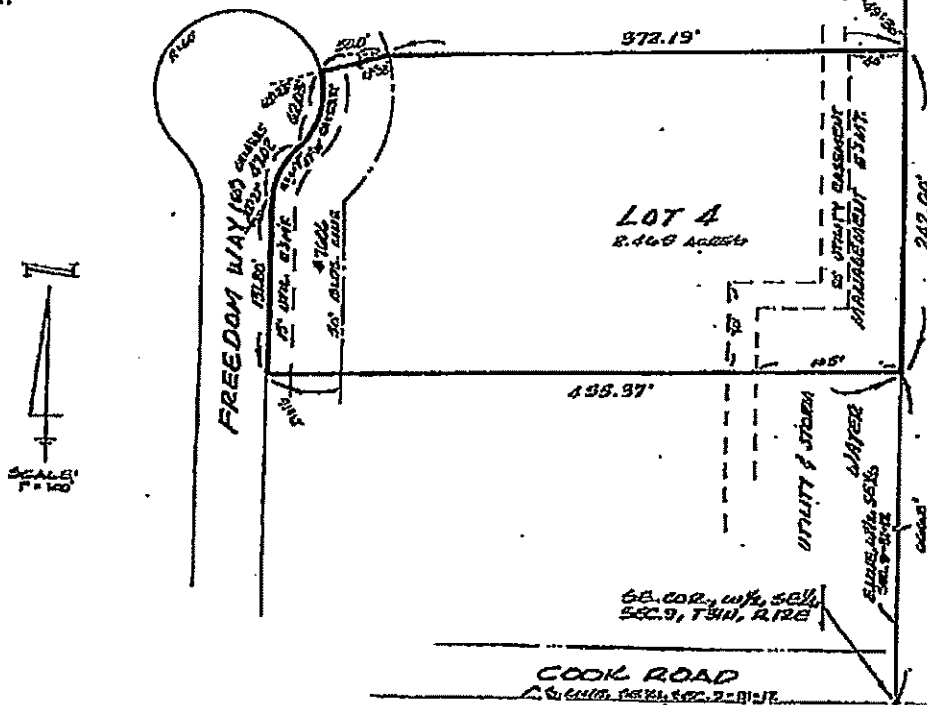
CERTIFICATE OF SURVEY

This document is a record of a survey of land and real estate prepared in conformity with established rules of surveying and made in accordance with the records or plat on file in the Recorder's Office of _____ County, State of Indiana. The land described is in full dimensions as shown hereon in feet. It is free from encroachments by adjoining land owners unless specifically stated below. Corners are perpetuated as indicated.

DESCRIPTION OF REAL ESTATE

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

Beginning on the East line of the West Half of the Southeast Quarter of said Section 9, at a point situated 666.6 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 said Southeast Quarter, a distance of 372.19 feet; thence Southwesterly, by a deflection angle left of 13 degrees 08 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 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 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 tangent to the last said curve, by a deflection angle left of 22 degrees 27 minutes from the last described long chord, a distance 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 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 certify on the 29th day of JUNE, 1990 that the above survey is correct.
Surveyed by
Survey No. 1

[Signature]



Read the first time in full and on motion by Harper and duly adopted, read the second time by title and referred to the Committee on Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at Room 030 - Council Discussion Garden Level - Citizens Square, Fort Wayne, Indiana, on Tuesday the 22nd day of May, 2012, at 5:30 o'clock P. M., E.S.T.

DATED: 5-8-12

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Harper placed on its passage. PASSED by the following vote:

LOST

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
<u>TOTAL VOTES</u>	<u>9</u>			
<u>BENDER</u>	<u>✓</u>			
<u>CRAWFORD</u>	<u>✓</u>			
<u>DIDIER</u>	<u>✓</u>			
<u>HARPER</u>	<u>✓</u>			
<u>HINES</u>	<u>✓</u>			
<u>JRHL</u>	<u>✓</u>			
<u>PADDOCK</u>	<u>✓</u>			
<u>SHOAF</u>	<u>✓</u>			
<u>SMITH</u>	<u>✓</u>			

DATED: 5-22-12

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING) ORDINANCE (RESOLUTION) NO. R-24-12 on the 22nd day of May, 2012

ATTEST:
Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

SEAL
[Signature]
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 23rd day of May, 2012, at the hour of 3:00 o'clock P. M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 25th day of May, 2012, at the hour of 8:00 o'clock P. M., E.S.T.

Thomas C. Henry
THOMAS C. HENRY, MAYOR

1 BILL NO. R-12-05-10

2
3 DECLARATORY RESOLUTION NO. R- 20-12

4 A DECLARATORY RESOLUTION designating an
5 "Economic Revitalization Area" under I.C. 6-1.1-
6 12.1 for property commonly known as 7608
7 Freedom Way, Fort Wayne, Indiana 46818 (First
8 Gear, Inc.)

9 WHEREAS, Petitioner has duly filed its petition dated April 24, 2012 to have the
10 following described property designated and declared an "Economic Revitalization Area"
11 under Sections 153.13-153.24 of the Municipal Code of the City of Fort Wayne, Indiana, and
12 I.C. 6-1.1-12.1, to wit:

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

14 and

15 WHEREAS, said project will create eight full-time, permanent jobs for a total new,
16 annual payroll of \$216,320, with the average new annual job salary being \$27,040 and retain
17 13 full-time and three part-time, permanent jobs for a total current annual payroll of
18 \$464,608, with the average current, annual job salary being \$29,038; and

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

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

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

24 SECTION 1. That, subject to the requirements of Section 6, below, the
25 property hereinabove described is hereby designated and declared an "Economic
26 Revitalization Area" under I.C. 6-1.1-12.1. Said designation shall begin upon the effective
27 date of the Confirming Resolution referred to in Section 6 of this Resolution and shall
28 terminate on December 31, 2011, unless otherwise automatically extended in five year
29 increments per I.C. 6-1.1-12.1-9.

30 SECTION 2. That, upon adoption of the Resolution:

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

1 **SECTION 3.** That, said designation of the hereinabove described property as an
2 "Economic Revitalization Area" shall apply to a deduction of the assessed value of personal
3 property for new manufacturing equipment.

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

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

11 (a) If the proposed new manufacturing equipment is not installed, the approximate
12 current year tax rates for this site would be \$3.0261/\$100.

13 (b) If the proposed new manufacturing equipment is installed and no deduction is
14 granted, the approximate current year tax rate for the site would be
15 \$3.0261/\$100 (the change would be negligible).

16 (c) If the proposed new manufacturing equipment is installed and a deduction
17 percentage of eighty percent (80%) is assumed, the approximate current year
18 tax rate for the site would be \$3.0261/\$100 (the change would be negligible).

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

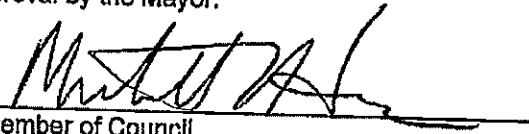
22 **SECTION 7.** That, pursuant to I.C. 6-1.1-12.1, it is hereby determined that the
23 deduction from the assessed value of the new manufacturing equipment shall be for a period
24 of ten years.

25 **SECTION 8.** That, the benefits described in the Petitioner's Statement of Benefits
26 can be reasonably expected to result from the project and are sufficient to justify the
27 applicable deductions.

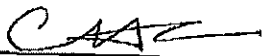
28 **SECTION 9.** That, the taxpayer is non-delinquent on any and all property tax due
29 to jurisdictions within Allen County, Indiana.

30 **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.

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

3 
4 _____
5 Member of Council

6 **APPROVED AS TO FORM AND LEGALITY**

7 
8 _____
9 Carol Helton, City Attorney

Read the first time in full and on motion by Harper and duly adopted, read the second time by title and referred to the Committee on Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at Room 030 - Council Discussion Garden Level - Citizens Square, Fort Wayne, Indiana on _____ the _____ day of _____, 2012, at _____ o'clock _____ M.E.S.T.

DATED: 5-8-12

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Harper and duly adopted, placed on its passage. PASSED 1989 by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____
<u>BENDER</u>	<u>✓</u>	_____	_____	_____
<u>CRAWFORD</u>	<u>✓</u>	_____	_____	_____
<u>DIDIER</u>	<u>✓</u>	_____	_____	_____
<u>HARPER</u>	<u>✓</u>	_____	_____	_____
<u>HINES</u>	<u>✓</u>	_____	_____	_____
<u>JEHL</u>	<u>✓</u>	_____	_____	_____
<u>PADDOCK</u>	<u>✓</u>	_____	_____	_____
<u>SHOAF</u>	<u>✓</u>	_____	_____	_____
<u>SMITH</u>	<u>✓</u>	_____	_____	_____

DATED: 5-8-12

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING) ORDINANCE (RESOLUTION) NO. R-20-12 on the 8th day of May, 2012

ATTEST:
Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

SEAL
Thomas C. Henry
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 9th day of May, 2012, at the hour of 11:30 o'clock PM M.E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 9th day of MAY, 2012, at the hour of 4:30 o'clock _____ M.E.S.T.

Thomas C. Henry
THOMAS C. HENRY, MAYOR



STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51764 (6-04)

Prescribed by the Department of Local Government Finance

CITY OF FT WAYNE

FORM
SB - 1 / PP

APR 24 2012 emc

INSTRUCTIONS:

1. This statement must be submitted to the body designating the economic revitalization area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987 and areas designated after July 1, 1987 require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
2. 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 and/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 ERA/PP Other must be filed between March 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 becomes assessable, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and the extended due date of that year.
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 benefits filed on or after July 1, 2000. The schedules effective prior to July 1, 2000 shall continue to apply to those statement of benefits filed before July 1, 2000.

SECTION 1		TAXPAYER INFORMATION						
Name of taxpayer FIRST GEAR								
Address of taxpayer (street and number, city, state and ZIP code) 7606 FREEDOM WAY, FORT WAYNE, IN 46818								
Name of contact person GREGORY A. LEFFLER				Telephone number (260) 490-3238				
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT						
Name of designating body FORT WAYNE COMMON COUNCIL		Resolution number R-24-12						
Location of property 7606 FREEDOM WAY, FORT WAYNE, IN 46818		County ALLEN		Taxing district 073 F.W. WASHINGTON				
Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment (use additional sheets if necessary) SHAPING MACHINE FOR CUTTING GEARS		ESTIMATED						
				Start Date	Completion Date			
		Manufacturing Equipment		5/1/2012	12/31/2017			
		R & D Equipment						
		Logist Dist Equipment *						
IT Equipment *								
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT						
Current number 16	Salaries 464,608.00	Number retained 16	Salaries 464,608.00	Number additional 8	Salaries 216,320.00			
SECTION 4		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT						
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	Manufacturing Equipment		R & D Equipment		Logist Dist Equipment *		IT Equipment *	
	Cost	Assessed Value	Cost	Assessed Value	Cost	Assessed Value	Cost	Assessed Value
Current values	2,647,666.00	794,300.00						
Plus estimated values of proposed project	1,549,000.00	464,700.00						
Less values of any property being replaced								
Net estimated values upon completion of project	4,196,666.00	1,258,999.00						
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER						
Estimated solid waste converted (pounds) _____		Estimated hazardous waste converted (pounds) _____						
Other benefits: _____								
SECTION 6		TAXPAYER CERTIFICATION						
I hereby certify that the representations in this statement are true.								
Signature of authorized representative Gregory A. Leffler			Title PRESIDENT		Date signed (month, day, year) 4/24-12			

* See IC 6-1.1-12.1-2.3.

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

A. The designated area has been limited to a period of time not to exceed — calendar years * (see below). The date this designation expires is December 31, 2014.

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

1. Installation of new manufacturing equipment;	☒ Yes ☐ No
2. Installation of new research and development equipment;	☐ Yes ☒ No
3. Installation of new logistical distribution equipment.	☐ Yes ☒ No
4. Installation of new information technology equipment;	☐ Yes ☒ No

C. The amount of deduction applicable to new manufacturing equipment is limited to \$ unlimited cost with an assessed value of \$ unlimited.

D. The amount of deduction applicable to new research and development equipment is limited to \$ N/A cost with an assessed value of \$ N/A.

E. The amount of deduction applicable to new logistical distribution equipment is limited to \$ N/A cost with an assessed value of \$ N/A.

F. The amount of deduction applicable to new information technology equipment is limited to \$ N/A cost with an assessed value of \$ N/A.

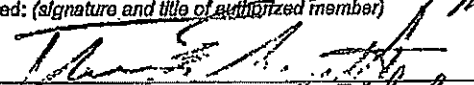
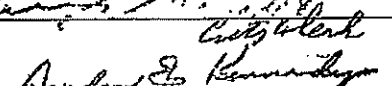
G. Other limitations or conditions (specify) Subject to taxpayer's non-delinquent status on any and all property tax due to taxing jurisdictions within Allen County, Indiana.

H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction after July 1, 2000 is allowed for:

- | | |
|-------------------------------------|---|
| ☐ 1 year | ☐ 6 years |
| ☐ 2 years | ☐ 7 years |
| ☐ 3 years | ☐ 8 years |
| ☐ 4 years | ☐ 9 years |
| ☐ 5 years ** | ☒ 10 years ** |

** For ERA's established prior to July 1, 2000 only a 5 or 10 year schedule may be deducted.

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 authorized member) 	Telephone number <u>260-427-1221</u>	Date signed (month, day, year) <u>5-8-12</u>
Attested By: 	Designated body <u>Common Council</u>	

* If the designating body limits the time period during which an area is an economic revitalization 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