

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 310 West Cook Road, Fort Wayne, Indiana 46825 (New Process Corporation/Didier-Coffman Real Estate Holdings, LLC)

WHEREAS, Petitioner has duly filed its petition dated August 19, 2022 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 25 full-time permanent jobs and four part-time jobs for a total additional annual payroll of \$1,060,000, with the average additional annual job salary being \$36,551 and retain 18 full-time permanent and two part-time jobs with a total current payroll of \$930,000, with the average current annual salary of \$46,500; and

WHEREAS, the total estimated project cost is \$1,920,000; 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 both a deduction of the assessed value of real estate improvements made between August 19, 2022 and April 30, 2023 and personal property for new manufacturing, logistical distribution and information technology equipment improvements to be made between September 1, 2022 and December 31, 2025. Should any delays occur, an updated

1 timeframe will be communicated to the Allen County Assessor and Allen County Auditor by
2 Community Development staff in writing.

3 **SECTION 4.** That, the estimate of the number of individuals that will be employed or
4 whose employment will be retained and the estimate of the annual salaries of those individuals and
5 the estimate of the value of redevelopment or rehabilitation and the estimate of the value of new
6 manufacturing, logistical distribution and information technology 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 redevelopment or rehabilitation and from the
9 installation of new manufacturing, logistical distribution and information technology equipment.

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

- 12 (a) If the proposed development does not occur, the approximate current year tax rates
13 for this site would be \$3.0707/\$100.
- 14 (b) If the proposed development does occur and no deduction is granted, the approximate
15 current year tax rate for the site would be \$3.0707/\$100 (the change would be
16 negligible).
- 17 (c) If the proposed development occurs and a deduction percentage of fifty percent (50%)
18 is assumed, the approximate current year tax rate for the site would be \$3.0707/\$100
19 (the change would be negligible).
- 20 (d) If the proposed new manufacturing, logistical distribution and information technology
21 equipment is not installed, the approximate current year tax rates for this site would be
22 \$3.0707/\$100.
- 23 (e) If the proposed new manufacturing, logistical distribution and information technology
24 equipment is installed and no deduction is granted, the approximate current year tax
25 rate for the site would be \$3.0707/\$100 (the change would be negligible).
- 26 (f) If the proposed new manufacturing, logistical distribution and information technology
27 equipment is installed and a deduction percentage of eighty percent (80%) is
28 assumed, the approximate current year tax rate for the site would be \$3.0707/\$100
29 (the change would be negligible).

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

SECTION 7. That, pursuant to I.C. 6-1.1-12.1, it is hereby determined that the
deduction from the assessed value of the real property shall be for a period of ten years, and the
deduction from the assessed value of the new manufacturing, logistical distribution and information
technology equipment shall be for a period of ten years.

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

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

SECTION 9. The deduction schedule from the assessed value of new manufacturing, logistical distribution and information technology equipment pursuant to I.C. 6-1.1-12.1-17 shall look like this:

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

SECTION 10. 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 11. That, the taxpayer is non-delinquent on any and all property tax due to jurisdictions within Allen County, Indiana.

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

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

Member of Council

APPROVED AS TO FORM AND LEGALITY

Malak Heiny, City Attorney

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **New Process Corporation/Didier-Coffman Real Estate Holdings, LLC/New Process Graphics, LLC is requesting the designation of an Economic Revitalization Area for eligible real and personal property improvements. New Process Corporation/Didier-Coffman Real Estate Holdings, LLC/New Process Graphics, LLC will construct a 10,720 square foot addition to the current facility and purchase and install new manufacturing equipment.**

EFFECT OF PASSAGE: **Investment of \$1,920,000, the creation of 25 full-time permanent jobs and four part-time jobs for a total additional annual payroll of \$1,060,000, with the average additional annual job salary being \$36,551 and retain 18 full-time permanent and two part-time jobs with a total current payroll of \$930,000, with the average current annual salary of \$46,500.**

EFFECT OF NON-PASSAGE: **Potential loss of investment, the creation of 25 full-time permanent jobs and four part-time jobs for a total additional annual payroll of \$1,060,000, with the average additional annual job salary being \$36,551 and retain 18 full-time permanent and two part-time jobs with a total current payroll of \$930,000, with the average current annual salary of \$46,500.**

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

ASSIGNED TO COMMITTEE (CO-CHAIRS): **Sharon Tucker and Russ Jehl**

MEMORANDUM



TO: City Council
FROM: Carman Young, Economic Development Specialist
DATE: September 8, 2022
RE: Request for designation by New Process Corporation as an ERA for real and personal property improvements.

BACKGROUND

PROJECT ADDRESS:	310 West Cook Road	PROJECT LOCATED WITHIN:	N/A
PROJECT COST:	\$1,920,000	COUNCILMANIC DISTRICT:	3

COMPANY PRODUCT OR SERVICE:	New Process Corporation is a manufacturer of commercial and industrial printed products for original equipment manufacturers.
PROJECT DESCRIPTION:	New Process Corporation will construct a 10,720 square foot addition to the existing facility and purchase and install new equipment.

CREATED

RETAINED

JOBS CREATED (FULL-TIME):	25	JOBS RETAINED (FULL-TIME):	18
JOBS CREATED (PART-TIME):	4	JOBS RETAINED (PART-TIME):	2
TOTAL NEW PAYROLL:	\$1,160,000	TOTAL RETAINED PAYROLL:	\$930,000
AVERAGE SALARY (FULL-TIME NEW):	\$45,714	AVERAGE SALARY (FULL-TIME RETAINED):	\$50,000

COMMUNITY BENEFIT REVIEW

Yes ☐ No ☐ N/A ☒

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

Yes ☒ No ☐ N/A ☐

Real estate to be designated is consistent with land use policies of the City of Fort Wayne?

Explain: Property to be designated is zoned I-1, Limited Industrial. Use of this property is consistent with the land use policies of the City of Fort Wayne.

Yes ☒ No ☐ N/A ☐

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

Explain: A 10,720 square foot addition will be made to the current facility.

Yes ☒ No ☐ N/A ☐

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

Explain: New manufacturing, logistical distribution and information technology equipment will be purchased and installed.

Yes ☐ No ☐ N/A ☒

Project will result in significant conversion of solid waste or hazardous waste into energy or other useful products?

Yes ☐ No ☐ N/A ☒

Project encourages preservation of a historically or architecturally significant structure?

Yes ☐ No ☒ N/A ☐

Construction will result in Leadership in Energy and Environmental Design (LEED) certification by the U.S. Green Building Council?

Yes ☒ No ☐ N/A ☐

Construction will use techniques to minimize impact on combined sewer overflows? (i.e. rain gardens, bio swales, etc.)

Yes ☒ No ☐ N/A ☐

ERA designation induces employment opportunities for Fort Wayne area residents?
Explain: 25 full-time permanent positions and four part-time positions will be created with a new annual payroll of \$1,060,000. 18 full-time permanent and two part-time positions will be retained with a retained annual payroll of \$930,000.

Yes ☒ No ☐ N/A ☐

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

POLICY

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

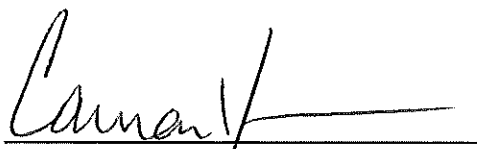
1. The period of deduction for real property improvements is ten years.
2. The period of deduction for personal property improvements is ten years.

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

PREVIOUSLY APPROVED PHASE-INS

New Process Corporation was approved for a seven personal property tax phase-in in 2017 under resolution R-29-17

Signed:



 Economic Development Specialist

COMMUNITY DEVELOPMENT DIVISION

POOL #2 FORT WAYNE COMMUNITY DEVELOPMENT DIVISION

TAX ABATEMENT - ESTIMATE OF SAVINGS

New Process Corporation

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

PERSONAL PROPERTY TAX ABATEMENT - 10 yr Schedule

Year	True Cash		Assessed		Tax		Deduction	Taxable A V	Tax Rate	Tax Paid	Tax Saved
	Value	"Pool 2" Value	True Tax Value	Value	Abate %	Value					
1	\$670,000	40%	\$268,000	\$268,000	100%	0%	\$268,000	\$0	0.030707	\$0	\$8,229
2	\$670,000	56%	\$375,200	\$375,200	90%	10%	\$337,680	\$37,520	0.030707	\$1,152	\$10,369
3	\$670,000	42%	\$281,400	\$281,400	80%	20%	\$225,120	\$56,280	0.030707	\$1,728	\$6,913
4	\$670,000	32%	\$214,400	\$214,400	70%	30%	\$150,080	\$64,320	0.030707	\$1,975	\$4,609
5	\$670,000	30%	\$201,000	\$201,000	60%	40%	\$120,600	\$80,400	0.030707	\$2,469	\$3,703
6	\$670,000	30%	\$201,000	\$201,000	50%	50%	\$100,500	\$100,500	0.030707	\$3,086	\$3,086
7	\$670,000	30%	\$201,000	\$201,000	40%	60%	\$80,400	\$120,600	0.030707	\$3,703	\$2,469
8	\$670,000	30%	\$201,000	\$201,000	30%	70%	\$60,300	\$140,700	0.030707	\$4,320	\$1,852
9	\$670,000	30%	\$201,000	\$201,000	20%	80%	\$40,200	\$160,800	0.030707	\$4,938	\$1,234
10	\$670,000	30%	\$201,000	\$201,000	10%	90%	\$20,100	\$180,900	0.030707	\$5,555	\$617
11	\$670,000	30%	\$201,000	\$201,000	0%	100%	\$0	\$201,000	0.030707	\$6,172	\$0
TOTAL TAX SAVED											<u>\$43,081</u>
TOTAL TAX PAID											<u>\$35,099</u>

(10 yrs on 10 yr deduction)
(10 yrs on 10 yr deduction)

REAL PROPERTY TAX ABATEMENT - 10 yr Schedule

Year	True Tax			Tax Paid			Deduction	Taxable AV	Tax Rate	Tax Paid	Tax Saved
	Cash Value	Value	Assessed Value	Tax Abate %	%						
1	\$1,250,000	\$1,250,000	\$1,250,000	100%	0%	\$1,250,000	\$0	0.030707	\$0	\$38,384	
2	\$1,250,000	\$1,250,000	\$1,250,000	95%	5%	\$1,187,500	\$62,500	0.030707	\$1,919	\$36,465	
3	\$1,250,000	\$1,250,000	\$1,250,000	80%	20%	\$1,000,000	\$250,000	0.030707	\$7,677	\$30,707	
4	\$1,250,000	\$1,250,000	\$1,250,000	65%	35%	\$812,500	\$437,500	0.030707	\$13,434	\$24,949	
5	\$1,250,000	\$1,250,000	\$1,250,000	50%	50%	\$625,000	\$625,000	0.030707	\$19,192	\$19,192	
6	\$1,250,000	\$1,250,000	\$1,250,000	40%	60%	\$500,000	\$750,000	0.030707	\$23,030	\$15,354	
7	\$1,250,000	\$1,250,000	\$1,250,000	30%	70%	\$375,000	\$875,000	0.030707	\$26,869	\$11,515	
8	\$1,250,000	\$1,250,000	\$1,250,000	20%	80%	\$250,000	\$1,000,000	0.030707	\$30,707	\$7,677	
9	\$1,250,000	\$1,250,000	\$1,250,000	10%	90%	\$125,000	\$1,125,000	0.030707	\$34,545	\$3,838	
10	\$1,250,000	\$1,250,000	\$1,250,000	5%	95%	\$62,500	\$1,187,500	0.030707	\$36,465	\$1,919	
11	\$1,250,000	\$1,250,000	\$1,250,000	0%	100%	\$0	\$1,250,000	0.030707	\$38,384	\$0	
TOTAL TAX SAVED REAL PROPERTY										(10 yrs on 10 yr deduction)	\$190,000
TOTAL TAX PAID REAL PROPERTY (10 yrs)										(10 yrs on 10 yr deduction)	\$232,222

TOTAL TAX SAVED PERSONAL & REAL
TOTAL TAX PAID PERSONAL & REAL

\$233,081
\$267,320

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

Real Property Abatements

Tax Abatement Review System

New Process Corporation

Points Possible	Points Awarded
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INVESTMENT (30 points possible)

Total new investment in real property (new structures and/or rehabilitation)

Over \$1,000,000	10	10
\$500,000 to \$999,999	8	
\$100,000 to \$499,999	6	
Under \$100,000	4	

Investment per employee (both jobs created and retained)

\$35,000 or more	10	
\$18,500 to \$34,999	8	8
\$6,250 to \$18,499	6	
\$1,250 to \$6,249	4	
less than \$1,249	2	

Estimated local income taxes generated from jobs retained

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

Estimated local income taxes generated from jobs created

(Double points for start-up)

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

ECONOMIC BASE (20 points possible)

Location Quotient in designated Occupation Code

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

Greater than 1.0	5	
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Estimated Percent of Business done outside

Allen County

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

JOBS (20 points possible)

Total number of permanent jobs retained

Over 250	10	
100 to 249	8	
50 to 99	6	
25 to 49	4	
10 to 24	2	2
1 to 9	1	

Total number of permanent jobs created (Double for start-up)

Over 100	10	
50-99	8	
25-49	6	6
10-24	4	
1 to 9	2	

WAGES (20 points possible)

Median salary of the jobs created and/or retained

Over \$47,999	20	
\$43,000 to \$47,999	16	
\$38,000 to \$42,999	12	12
\$33,000 to \$37,999	8	
\$28,000 to \$32,999	4	
under \$28,000	0	

BENEFITS (10 points possible)

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

SUSTAINABILITY

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

Total	75
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Length of Abatement

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

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

Real Property Deduction Schedules	Alternative Deduction Real Property Schedules
10 year	10 Year
Year 1: 100%	Year 1: 100%
Year 2: 95%	Year 2: 100%
Year 3: 80%	Year 3: 100%
Year 4: 65%	Year 4: 100%
Year 5: 50%	Year 5: 100%
Year 6: 40%	Year 6: 90%
Year 7: 30%	Year 7: 80%
Year 8: 20%	Year 8: 65%
Year 9: 10%	Year 9: 50%
Year 10: 5%	Year 10: 40%
Year 11: 0%	
7 year	7 Year
Year 1: 100%	Year 1: 100%
Year 2: 85%	Year 2: 100%
Year 3: 71%	Year 3: 100%
Year 4: 57%	Year 4: 100%
Year 5: 43%	Year 5: 100%
Year 6: 29%	Year 6: 71%
Year 7: 14%	Year 7: 43%
Year 8: 0%	
5 year	
Year 1: 100%	
Year 2: 80%	
Year 3: 60%	
Year 4: 40%	
Year 5: 20%	
Year 6: 0%	
3 year	
Year 1: 100%	
Year 2: 66%	
Year 3: 33%	
Year 4: 0%	

Personal Property Abatements

Tax Abatement Review System

New Process Corporation

Points Possible	Points Awarded
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INVESTMENT (30 points possible)**Total new investment in equipment**

Over \$5,000,000	10	
\$1,000,000 to \$4,999,999	8	
\$500,000 to \$999,999	6	6
\$0 to \$499,999	4	

Investment per employee (both jobs created and retained)

\$35,000 or more	10	
\$18,500 to \$34,999	8	
\$6,250 to \$18,499	6	6
\$1,250 to \$6,249	4	
less than \$1,249	2	

Estimated local income taxes generated from jobs retained

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

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

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

ECONOMIC BASE (20 points possible)**Location Quotient in designated Occupation Code
(use majority Occupation Code of all created and retained jobs)**

Greater than 1.0	5	5
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Estimated Percent of Business done outside

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

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

Over 250	10	
100 to 249	8	
50 to 99	6	
25 to 49	4	
10 to 24	2	2
1 to 9	1	

Total number of permanent jobs created (Double for start-up)

Over 100	10	
50-99	8	
25-49	6	6
10-24	4	
1 to 9	2	

WAGES (20 points possible)**Median salary of the jobs created and/or retained**

Over \$47,999	20	
\$43,000 to \$47,999	16	
\$38,000 to \$42,999	12	12
\$33,000 to 37,999	8	
\$28,000 to \$32,999	4	
under \$28,000	0	

BENEFITS (10 points possible)

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

SUSTAINABILITY

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

Total	74
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Length of Abatement

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

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

Personal Property Deduction Schedules	Alternative Deduction Personal Property Schedules
10 year	10 Year
Year 1: 100%	Year 1: 100%
Year 2: 90%	Year 2: 100%
Year 3: 80%	Year 3: 100%
Year 4: 70%	Year 4: 100%
Year 5: 60%	Year 5: 100%
Year 6: 50%	Year 6: 90%
Year 7: 40%	Year 7: 80%
Year 8: 30%	Year 8: 65%
Year 9: 20%	Year 9: 50%
Year 10: 10%	Year 10: 40%
Year 11: 0%	
7 year	7 Year
Year 1: 100%	Year 1: 100%
Year 2: 85%	Year 2: 100%
Year 3: 71%	Year 3: 100%
Year 4: 57%	Year 4: 100%
Year 5: 43%	Year 5: 100%
Year 6: 29%	Year 6: 71%
Year 7: 14%	Year 7: 43%
Year 8: 0%	
5 year	
Year 1: 100%	
Year 2: 80%	
Year 3: 60%	
Year 4: 40%	
Year 5: 20%	
Year 6: 0%	
3 year	
Year 1: 100%	
Year 2: 66%	
Year 3: 33%	
Year 4: 0%	

AUG 19 2022 *ce-1*

12/2019



ECONOMIC REVITALIZATION AREA APPLICATION CITY OF FORT WAYNE, INDIANA

COMMUNITY DEVELOPMENT

APPLICATION IS FOR: (Check appropriate box(es))

☒ Real Estate Improvements☒ Personal Property Improvements☐ Vacant Commercial or Industrial Building

Total cost of real estate improvements:	1,250,000.
Total cost of manufacturing equipment improvements:	500,000
Total cost of research and development equipment improvements:	0
Total cost of logistical distribution equipment improvements:	50,000
Total cost of information technology equipment improvements:	120,000

TOTAL OF ABOVE IMPROVEMENTS: 1,920,000.

GENERAL INFORMATION

Real property taxpayer's name: Didier-Coffman Real Estate Holdings LLCPersonal property taxpayer's name: New Process Graphics, LLCTelephone number: 260-489-1700Address listed on tax bill: 310 W Cook Rd.Name of company to be designated, if applicable: New Process Corp.Year company was established: 1921 to 1938 & 2012Address of property to be designated: 310 W Cook RdReal estate property identification number: 02-07-11-451-004.000-073Contact person name: Matt CoffmanContact person telephone number: 489-1700Contact email: MCoffman@NewProcessCorp.comContact person address: 310 W Cook Rd Ft Wayne, IN 46825

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Matthew Coffman	Managing Member	310 W Cook Rd 46825	260-489-1700
Christine Didier-Coffman	Member		

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

NAME	PERCENTAGE
Matthew Coffman	50
Christine Didier-Coffman	50

- ☐ Yes ☒ No Are any elected officials shareholders or holders of any debt obligation of the applicant or operating business? If yes, who? (name/title) _____
- ☒ Yes ☐ No Is the property for which you are requesting ERA designation totally within the corporate limits of the City of Fort Wayne?
- ☒ Yes ☐ No Do you plan to request state or local assistance to finance public improvements?
- ☐ Yes ☒ No Is the property for which you are requesting ERA designation located in an Economic Development Target Area (EDTA)? (see attached map for current areas)
- ☐ Yes ☒ No Does the company's business include a retail component? If yes, answer the following questions:
 What percentage of floor space will be utilized for retail activities? _____
 What percentage of sales is made to the ultimate customer? _____
 What percentage of sales will be from service calls? _____

What is the percentage of clients/customers served that are located outside of Allen County? 85%

What is the company's primary North American Industrial Classification Code (NAICs)? 323111

Describe the nature of the company's business, product, and/or service: New Process is a manufacturer of commercial & industrial printed products for original equipment manufacturers (OEM.) Prentice Products was recently purchased by New Process to expand into printing and material converting of labels, etched metal nameplates, metal nameplates and marketing materials

Dollar amount of annual sales for the last three years:

Year	Annual Sales
NPC 2019	Confidential 2.9m
NPC 2020	Confidential 2.62m
NPC 2021	Confidential 3.35m

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

Customer Name	City/State	Annual Gross Sales
Confidential - Forest River RV	IN-MI-OR-CA-ID	353k -confidential
Confidential - ACTIA Instruments	IN-MI	288k -confidential
Confidential - Master Spas	Ft Wayne, IN	226k -confidential

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

Supplier Name	City/State	Annual Gross Purchases
General Formulations	Sparta, MI	186k - confidential
TEKRA	New Berlin, WI	158k - confidential
NAZDAR	Shanee, KS	72k - confidential

List the company's top three competitors:

Competitor Name	City/State
Dec-o-art	Elkhart, IN
Empire Screen Printing	Owalaska, WI
Cubbison	Youngstown, OH

Describe the product or service to be produced or offered at the project site: Production of industrial printed and converted products, durable industrial markings, control panels and metal identification plates.

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

How does the property for which you are requesting designation meet the above definition of an ERA?

The existing building is not large enough to house the relocation of the recently purchased business and equipment while continuing to meet the needs of New Process Corp. The expansion will combine & streamline production allowing for future growth.

REAL PROPERTY INFORMATION

Complete this section of the application if you are requesting a deduction from assessed value for real property improvements.

Describe any structure(s) that is/are currently on the property: Existing 100 x 300' building with
offices on second floor built in 1989 on 2.3 acres in an industrial park.

Describe the condition of the structure(s) listed above: Owner occupied since 1989 and well
maintained. The building needs further expansion for exiting and future capacity.

Describe the improvements to be made to the property to be designated for tax phase-in purposes: _____
65 x150 building addition attached through a new enclosed loading dock staging
area totaling 10,720 sq. feet. New 4605 sq ft of new parking and improved surface
drainage. New 1000 amp electrical service for additional manufacturing capacity.

Projected construction start (month/year): August 2022

Projected construction completion (month/year): April 2023

☐ Yes ☒ No Will construction result in Leadership in Energy and Environmental Design (LEED) certification
 by the U.S. Green Building Council?

☒ Yes ☐ No Will construction use techniques to minimize impact on combined sewer overflows? (i.e. rain gardens, bio
 swales, etc.)

**This project will adhere to all applicable federal, state, and municipal statutes, regulations, ordinances and codes,
 including but not limited to all Indiana and Allen County Building Codes and the Allen County Zoning Ordinance.**

**Adherence to all applicable federal, state, and municipal statutes, regulations, ordinances and codes will be
 maintained throughout all design, permitting, contractor licensure, and construction phases of the Property
 owner's project. Said adherence shall be attested to on the initial tax phase-in application and each annual
 Compliance with Statement of Benefits Form.**

PERSONAL PROPERTY INFORMATION

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

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

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

Existing manufacturing equipment will be relocated from Ferguson Rd.

The equipment is as reported and listed on the SB-1 PP.

Additional investments will be made in new technologies, equipment, software

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

☒ Yes ☐ No Will the equipment be leased?

Date first piece of equipment will be purchased (month/year): September 2022

Date last piece of equipment will be installed (month/year): December 2025.

Please provide the depreciation schedule term for equipment under consideration for personal property tax phase-in:
Either 5 to 7 years.

ELIGIBLE VACANT BUILDING INFORMATION

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

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

What year was the structure built? _____

Describe any structure(s) that is/are currently on the property: _____

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

Projected occupancy date (month/year): _____

Describe the efforts of the owner or previous owner in regards to selling, leasing or renting the eligible vacant building during the period the eligible vacant building was unoccupied including how much the building was offered for sale, lease, or rent by the owner or a previous owner during the period the eligible vacant building was unoccupied.

This project will adhere to all applicable federal, state, and municipal statutes, regulations, ordinances and codes, including but not limited to all Indiana and Allen County Building Codes and the Allen County Zoning Ordinance.

Adherence to all applicable federal, state, and municipal statutes, regulations, ordinances and codes will be maintained throughout all design, permitting, contractor licensure, and construction phases of the Property owner's project. Said adherence shall be attested to on the initial tax phase-in application and each annual Compliance with Statement of Benefits Form.

PUBLIC BENEFIT INFORMATION

EMPLOYMENT INFORMATION FOR FACILITY TO BE DESIGNATED

ESTIMATE OF EMPLOYEES AND PAYROLL FOR FORT WAYNE FACILITY REQUESTING ECONOMIC REVITALIZATION AREA DESIGNATION

Please be specific on job descriptions. When listing the occupation codes, please avoid using the "Major Occupational Groupings" (i.e. 11-000, 13-000, 15-000, etc.) which are more general in nature. Instead, use specific occupation codes (i.e. 11-1021, 13-1081, 15-2041 etc) for each created and retained job. To fill out information on occupation and occupation code, use data available through Occupation Employment Statistics for Fort Wayne

http://www.bls.gov/oes/current/oes_23060.htm

Any information concerning the cost of the property and specific salaries paid to individual employees is confidential per Indiana Code (I.C. 6-1.1-12.1-5.1)

Current Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Manufacturing	51-5112	13	533,000
Administration	11-1021	5	367,000

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Manufacturing	51-5112	13	533,000
Administration	11-1021	5	367,000

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Manufacturing	51-5112	16	600,000
Administration	11-1021	5	360,000

PUBLIC BENEFIT INFORMATION

Current Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
Manufacturing	51-5112	1	10,000
Administration	11-1021	1	20,000

Retained Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
Manufacturing	51-5112	1	10,000
Administration	11-1021	1	20,000

Additional Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
Manufacturing	51-5112	4	100,000

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

☐ Pension Plan

☒ Major Medical Plan

☒ Disability Insurance

☒ Tuition Reimbursement

☒ Life Insurance

☒ Dental Insurance

List any benefits not mentioned above: 401K with Match - Short Term 12-week (Sick)
Disability pay. FSA - Health & Dependent Care. HRA paid by Company.

When will you reach the levels of employment shown above? (month/year): July 2025

REQUIRED ATTACHMENTS

The following must be attached to the application.

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

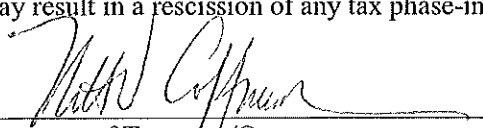
ERA filing fee (either real or personal property improvements)	.1% of total project cost not to exceed \$1,000
ERA filing fee (both real and personal property improvements)	.1% of total project cost not to exceed \$1,500
ERA filing fee (vacant commercial or industrial building)	\$500
ERA filing fee in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

4. **Owner's Certificate (if applicant is not the owner of property to be designated)
Should be marked as Exhibit B if applicable.**

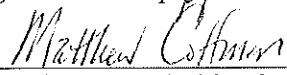
CERTIFICATION

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

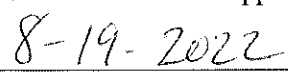
I understand that I must file a correctly completed Compliance with Statement of Benefits Form (CF-1/Real Property for real property improvements, CF-1/PP for personal property improvements, and CF-1/VBD for vacant building deduction) and the Public Benefit Annual Update with the City of Fort Wayne Community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



Signature of Taxpayer/Owner



Printed Name and Title of Applicant



Date

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

EXHIBIT A
LEGAL DESCRIPTION

File No.: 358841

Policy No.: 358841

The land referred to in this Policy, situated in the County of Allen, State of Indiana, is described as follows:

Part of a 23.81 acre tract in the Southwest Quarter of the Southeast Quarter of Section 11, Township 31 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

Commencing on the North 50 foot right-of-way line of Cook Road as recorded in Document Number 72-11159 in the Office of the Recorder of Allen County, at an iron pin situated 500.00 feet West of the East line of the Southwest Quarter of said Section 11; thence North 88 degrees 58 minutes 19 seconds West, a distance of 341.22 feet (341.60 feet deed) along said North 50 foot right-of-way line of Cook Road, parallel with and 50 feet distant from the South line of said Southeast Quarter, to a 1/2" square pin found on the East right-of-way line of Di Salle Blvd. as recorded in Instrument No. 87-58512 in the Office of the Recorder of Allen County; thence continuing North 88 degrees 58 minutes 19 seconds West a distance of 87.00 feet along said right-of-way line of Cook Road to a 1/2" square pin found on the West right-of-way line of Di Salle Blvd., said point being the point of beginning; thence continuing North 88 degrees 58 minutes 19 seconds West a distance of 10.22 feet along said right-of-way line of Cook Road to a 1/2" square pin found; thence North 80 degrees 21 minutes 18 seconds West a distance of 100.12 feet along said right-of-way line of Cook Road to a 1/2" square pin found; thence North 88 degrees 58 minutes 19 seconds West a distance of 200.00 feet along said right-of-way line of Cook Road, parallel with and 65 feet distant from the South line of said Southeast Quarter to a 1/2" square pin found; thence South 80 degrees 02 minutes 44 seconds West a distance of 78.74 feet along said right-of-way line of Cook Road to a pin found at the Southwest corner of said 23.81 acre tract; thence North 01 degree 02 minutes 47 seconds East a distance of 280.00 feet along the West line of said 23.81 acre tract to a 1/2" square pin found; thence South 88 degrees 58 minutes 19 seconds East a distance of 400.00 feet parallel with the South line of said Southeast Quarter to a 1/2" square pin found on the West right-of-way line of Di Salle Blvd.; thence South 01 degree 02 minutes 47 seconds West a distance of 115.00 feet along said right-of-way line to a 1/2" square pin found; thence South 43 degrees 01 minute 32 seconds West a distance of 20.18 feet (46.98 feet deed) along said right-of-way line to a 1/2" square pin found; thence South 01 degree 02 minutes 47 seconds West a distance of 150.00 feet (119.95 feet deed) along said right-of-way line to the point of beginning, containing 2.42 acres, more or less.



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R7 / 1-21)

Prescribed by the Department of Local Government Finance

CITY OF FT. WAYNE
AUG 19 2022
COMMUNITY DEVELOPMENT

20 ____ PAY 20 ____

FORM SB-1 / Real Property

PRIVACY NOTICE

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

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

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

INSTRUCTIONS:

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

SECTION 1 TAXPAYER INFORMATION					
Name of taxpayer Didier-Coffman Real Estate Holdings, LLC.					
Address of taxpayer (number and street, city, state, and ZIP code) 310 W Cook Rd. Ft Wayne, IN 46825					
Name of contact person Matt Coffman		Telephone number (260) 489-1700		E-mail address MCoffman@NewProcessCorp.com	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body Fort Wayne COmmon Council				Resolution number	
Location of property 310 W Cook Rd		County Allen		DLGF taxing district number 073	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) 10,720 Square foot addition of manufacturing & storage space, new loading dock logistical area and 4600 sq feet of parking, and drainage improvements.				Estimated start date (month, day, year) 08-29-22	
				Estimated completion date (month, day, year) 4-30-23	
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current Number 20.00	Salaries \$930,000.00	Number Retained 20.00	Salaries \$930,000.00	Number Additional 25.00	Salaries \$1,060,000.00
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
		REAL ESTATE IMPROVEMENTS			
		COST		ASSESSED VALUE	
		Current values		900,000.00	
		Plus estimated values of proposed project		1,250,000.00	
		Less values of any property being replaced		0.00	
Net estimated values upon completion of project		2,150,000.00			
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
Estimated solid waste converted (pounds) _____			Estimated hazardous waste converted (pounds) _____		
Other benefits					
SECTION 6 TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true.					
Signature of authorized representative <i>Matthew Coffman</i>				Date signed (month, day, year) 8-19-22	
Printed name of authorized representative Matthew Coffman				Title Managing Member	

FOR USE OF THE DESIGNATING BODY

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

A. The designated area has been limited to a period of time not to exceed _____ calendar years* (see below). The date this designation expires is Decem Dec 31, 2026 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. Redevelopment or rehabilitation of real estate improvements ☒ Yes ☐ No
 2. Residentially distressed areas ☐ Yes ☒ No

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

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

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

F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?

☒ Yes ☐ No

If yes, attach a copy of the abatement schedule to this form.

If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

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

Approved (signature and title of authorized member of designating body)	Telephone number ()	Date signed (month, day, year)
Printed name of authorized member of designating body	Name of designating body	
Attested by (signature and title of attester)	Printed name of attester	

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

A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. Except as provided in IC 6-1.1-12.1-18, the deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)

B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

IC 6-1.1-12.1-17

Abatement schedules

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

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

(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. Except as provided in IC 6-1.1-12.1-18, 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.



STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51764 (R5 / 1-21)

Prescribed by the Department of Local Government Finance

CITY OF FT. WAYNE
AUG 19 2022

FORM SB-1 / PP

PRIVACY NOTICE

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

INSTRUCTIONS:

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

COMMUNITY DEVELOPMENT

SECTION 1 TAXPAYER INFORMATION											
Name of taxpayer New Process Graphics LLC					Name of contact person Matt Coffman						
Address of taxpayer (number and street, city, state, and ZIP code) 310 W Cook Rd							Telephone number (260) 489-1700				
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT											
Name of designating body Fort Wayne Common Council							Resolution number (s)				
Location of property 310 W Cook Rd					County Allen		DLGF taxing district number 073				
Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. (Use additional sheets if necessary.) New and rebuilt printing presses, converting & finishing equipment. New digital pre-press and screen/plate making. New laser & fibre cutting equipment. New servers and ERP software for more efficient workflow and customer communications. New product development and associated equipment.					ESTIMATED						
							START DATE		COMPLETION DATE		
					Manufacturing Equipment		09/01/2022		12/31/2025		
					R & D Equipment		09/01/2022		06/01/2025		
					Logist Dist Equipment		09/01/2022		06/01/2023		
IT Equipment		09/01/2022		12/31/2023							
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT											
Current Number 20		Salaries 930,000		Number Retained 20		Salaries 930,000		Number Additional 25		Salaries 1,060,000	
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			694,440	583,650							
Plus estimated values of proposed project			500,000	500,000			50,000	10,000	120,000	10,000	
Less values of any property being replaced											
Net estimated values upon completion of project			1,194	1,083,650			50,000	10,000	120,000	10	
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER											
Estimated solid waste converted (pounds) _____					Estimated hazardous waste converted (pounds) _____						
Other benefits: Have a permanent Recycling Container on site for weekly pick-up.											
SECTION 6 TAXPAYER CERTIFICATION											
I hereby certify that the representations in this statement are true.											
Signature of authorized representative <i>Matt Coffman</i>							Date signed (month, day, year) 8-19-2022				
Printed name of authorized representative Matthew Coffman					Title Managing Member						

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, 2024. 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 \$ unlimited cost with an assessed value of \$ unlimited. (One or both lines may be filled out to establish a limit, if desired.)

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

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

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

☐ Year 1 ☐ Year 2 ☐ Year 3 ☐ Year 4 ☐ Year 5 ☐ 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)
Printed name of authorized member of designating body	Name of designating body	
Attested by: (signature and title of attester)	Printed name of attester	

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

IC 6-1.1-12.1-17

Abatement schedules

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

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

(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. Except as provided in IC 6-1.1-12.1-18, 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 310 West Cook Road, Fort Wayne, Indiana 46825 (New Process Corporation/Didier-Coffman Real Estate Holdings, LLC/New Process Graphics, LLC)

WHEREAS, Common Council has previously designated and declared by Declaratory Resolution the following described property as an "Economic Revitalization Area" under Sections 153.13-153.24 of the Municipal Code of the City of Fort Wayne, Indiana, and I.C. 6-1.1-12.1, to wit:

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

WHEREAS, said project will create 25 full-time permanent jobs and four part-time jobs for a total additional annual payroll of \$1,060,000, with the average additional annual job salary being \$36,551 and retain 18 full-time permanent and two part-time jobs with a total current payroll of \$930,000, with the average current annual salary of \$46,500; and

WHEREAS, the total estimated project cost is \$1,920,000; and

WHEREAS, a recommendation has been received from the Committee on Finance concerning 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, 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 both a deduction of the assessed value of real estate improvements made between August 19, 2022 and April 30, 2023 and personal property for new manufacturing, logistical distribution and information technology equipment improvements to be made between September 1, 2022 and December 31, 2025. Should any delays occur, an updated timeframe will be communicated to the Allen County Assessor and Allen County Auditor by Community Development staff in writing.

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 redevelopment or rehabilitation and estimate of the value of the new manufacturing, logistical distribution and information technology equipment, all contained in Petitioner's Statement of Benefits are reasonable and are benefits that can be reasonably expected to result from the proposed described instillation of the new manufacturing, logistical distribution and information technology equipment.

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

- (a) If the proposed development does not occur, the approximate current year tax rates for this site would be \$3.0707/\$100.
- (b) If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be \$3.0707/\$100 (the change would be negligible).
- (c) If the proposed development occurs, and a deduction percentage of fifty percent (50%) is assumed, the approximate current year tax rate for the site would be \$3.0707/\$100 (the change would be negligible).
- (d) If the real estate and personal property for new manufacturing, logistical distribution and information technology equipment is not installed, the approximate current year tax rates for this site would be \$3.0707/\$100.

- (e) If the real estate and proposed personal property for new manufacturing, logistical distribution and information technology equipment is installed and no deduction is granted, the approximate current year tax rate for the site would be \$3.4500/\$100 (the change would be negligible).
- (f) If the real estate and proposed personal property for new manufacturing, logistical distribution and information technology equipment is installed and a deduction percentage of eighty percent (80%) is assumed, the approximate current year tax rate for the site would be \$3.0707/\$100 (the change would be negligible).

SECTION 6. That, pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from the assessed value of the real property shall be for a period of ten years, and that the deduction from the assessed value of the new manufacturing, logistical distribution and information technology equipment shall be for a period of ten years.

SECTION 7. The deduction schedule from the assessed value of the real property and personal property pursuant to I.C. 6-1.1-12.1-17 shall look like this:

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

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

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

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

SECTION 10. For personal property, manufacturing, logistical distribution and information technology equipment, a deduction application must contain a performance report showing the extent to which there has been compliance with the Statement of Benefits form approved by the Fort Wayne Common Council at the time of filing. This report must be submitted to the Allen County Auditor's Office, and the City of Fort Wayne's Community Development Division and must be included with the deduction application. For ten subsequent years, the performance report must be updated and submitted along with the deduction application at the time of filing.

SECTION 11. For real property, a deduction application must contain a performance report showing the extent to which there has been compliance with the Statement of Benefits form approved by

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

SECTION 12. The performance report must contain the following information:

- A. The cost and description of real property improvements and/or purchase of real estate and new personal property for new manufacturing, logistical distribution, and information technology equipment .
- 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 13. That, the taxpayer is non-delinquent on any and all property tax due to jurisdictions within Allen County, Indiana.

SECTION 14. That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that has received a deduction under section 3 or 4.5 of this chapter may be required to repay the deduction amount as determined by the county auditor in accordance with section 10 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 15. That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

Member of Council

APPROVED AS TO FORM A LEGALITY

Malak Heiny, City Attorney