

**A DECLARATORY RESOLUTION designating an  
"Economic Revitalization Area" under I.C. 6-1.1-  
12.1 for property commonly known as 4717  
Clubview Drive, Fort Wayne, Indiana 46804  
(Phoenix America, Inc.)**

**WHEREAS**, Petitioner has duly filed its petition dated October 31, 2012 to have the following described property designated and declared an "Economic Revitalization Area" under Sections 153.13-153.24 of the Municipal Code of the City of Fort Wayne, Indiana, and I.C. 6-1.1-12.1, to wit:

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

and

**WHEREAS**, said project will create 1 full-time, permanent job for a total new, annual payroll of \$23,400, with the average new annual job salary being \$23,400 and retain 27 full-time, permanent jobs for a total current annual payroll of \$1,005,479, with the average current, annual job salary being \$37,240; and

**WHEREAS**, the total estimated project cost is \$265,000; 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;

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 \$3.1537/\$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 \$3.1537/\$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 \$3.1537/\$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.

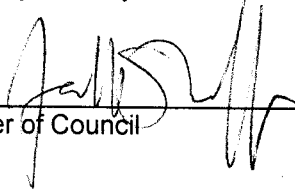
25                   **SECTION 8.** That, the benefits described in the Petitioner's Statement of Benefits  
26 can be reasonably expected to result from the project and are sufficient to justify the  
27 applicable deductions.

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.

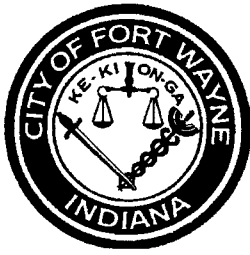
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**SECTION 11.** That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

  
\_\_\_\_\_  
Member of Council

APPROVED AS TO FORM AND LEGALITY

  
\_\_\_\_\_  
Carol Helton, City Attorney



OCT 31 2012

*ajw*

**ECONOMIC REVITALIZATION AREA APPLICATION  
CITY OF FORT WAYNE, INDIANA**

COMMUNITY DEVL

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

- Real Estate Improvements
- Personal Property Improvements
- Vacant Commercial or Industrial Building

Total cost of real estate improvements: \_\_\_\_\_  
 Total cost of manufacturing equipment improvements: \$265,000  
 Total cost of research and development equipment improvements: \_\_\_\_\_  
 Total cost of logistical distribution equipment improvements: \_\_\_\_\_  
 Total cost of information technology equipment improvements: \_\_\_\_\_  
 TOTAL OF ABOVE IMPROVEMENTS: \$265,000

**GENERAL INFORMATION**

Real property taxpayer's name: Robert J and Judith A Loubier  
 Personal property taxpayer's name: Phoenix America Inc.  
 Telephone number: 260-432-9664  
 Address listed on tax bill: 4717 Clubview Drive, Fort Wayne, IN 46804  
 Name of company to be designated, if applicable: Phoenix America Inc.  
 Year company was established: 2000  
 Address of property to be designated: 4717 Clubview Drive, Fort Wayne, IN 46804  
 Real estate property identification number: Parcel # 02-12-20-252-002.000-074  
 Contact person name: John Kaste  
 Contact person telephone number: 260-432-9665 Contact person Email: jkaste@phoenixamerica.com  
 Contact person address: 9625 Reindeer Road, Fort Wayne, IN 46804

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Robert Loubier	CEO	444-14 Snowmass Village Circle	970-923-2724
		PO BOX 5006	
		Snowmass Village, CO 81615	
John Kaste	COO	9625 Reindeer Road	260-436-9306
		Fort Wayne, IN 46804	

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

NAME	PERCENTAGE
Robert Loubier	87.5%
John Kaste	12.5%

- 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 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 Is the property for which you are requesting ERA designation located in a HUBzone? (see attached map for current areas)
- Yes  No Do you plan to request state or local assistance to finance public improvements?

Describe the product or service to be produced or offered at the project site: \_\_\_\_\_  
 Injection moldings of plastic compounds or magnetic materials to be used in sensor, encoder and magnetic target product manufacturing at this facility.

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 new equipment will greatly improve our energy efficiency. It is the beginning of our most intensive green initiative to lower our carbon footprint. The new equipment will also increase production capabilities allowing us to stay competitive in the market as well as grow with current customers needs and new demand for our products.

**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: \_\_\_\_\_  
\_\_\_\_\_

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

Describe the improvements to be made to the property to be designated for tax abatement purposes: \_\_\_\_\_  
\_\_\_\_\_

Projected construction start (month/year): \_\_\_\_\_

Projected construction completion (month/year): \_\_\_\_\_

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

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

**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)

Two Milacron-Fanuc Roboshot S2000I 55 B Injection Molding Presses

One Multiplas V3H-2R-35T-G Rotary Injection Molding Press

One EconoGrind ESL Series Grinder

Six Mold Bases

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?

Equipment purchase date (month/year): October 2012

Equipment installation date (month/year): December 2012

Please provide the depreciation schedule term for equipment under consideration for personal property tax abatement:

See attached depreciation schedule.

Phoenix America

Purchase of new equipment in 2012

Depreciation Schedule

Equipment	Cost	Life	Yr 1 Depreciation	Yr 2 Depreciation	Yr 3 Depreciation	Yr 4 Depreciation	Yr 5 Depreciation	Yr 6 Depreciation	Yr 7 Depreciation	Yr 8 Depreciation	Total
Rotary Injection Press	\$ 55,000	7 years	\$ 7,860	\$ 13,470	\$ 9,620	\$ 6,870	\$ 4,912	\$ 4,906	\$ 4,912	\$ 2,453	\$ 55,000
Horizontal Mold Presses	\$ 210,000	7 years	\$ 30,009	\$ 51,429	\$ 36,729	\$ 26,229	\$ 18,753	\$ 18,732	\$ 18,753	\$ 9,366	\$ 210,000
			\$ 37,869	\$ 64,899	\$ 46,349	\$ 33,099	\$ 23,665	\$ 23,638	\$ 23,665	\$ 11,819	\$ 265,000

**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 abatement been unoccupied for at least one year? Please provide evidence of occupation. (i.e. certificate of occupancy, paid utility receipts, executed lease agreements)

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

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

Projected occupancy date (month/year): \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_

**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. 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](http://www.bls.gov/oes/current/oes_23060.htm)

**Current Full-Time Employment**

Occupation	Occupation Code	Number of Jobs	Total Payroll
Molding Operators	51-4072	3	\$107,513.34
Electrical Assembler	51-2022	7	\$160,154.28
Operations Manager	11-1021	1	\$80,953.53
Tool and Die Maker	51-4111	1	\$73,897.81
Electrical Engineers	17-2071	2	\$148,714.52
Office Manager	43-1011	1	\$47,999.54
Chief Executive	11-1011	1	\$147,447.66
Sales Manager	11-2022	1	\$116,848.00
Lathe Operator	51-4034	1	\$31,152.31
Production Manager	51-1011	1	\$42,836.64

**Retained Full-Time Employment**

Occupation	Occupation Code	Number of Jobs	Total Payroll
Molding Operator	51-4072	3	\$107,513.34
Electrical Assembler	51-2022	7	\$160,154.28
Operations Manager	11-1021	1	\$80,953.53
Tool and Die Maker	51-4111	1	\$73,897.81
Electrical Engineers	17-2071	2	\$148,714.52
Office Manager	43-1011	1	\$47,999.54
Chief Executive	11-1011	1	\$147,447.66
Sales Manager	11-2022	1	\$116,848.00
Lathe Operator	51-4034	1	\$31,152.31
Production Manager	51-1011	1	\$42,836.64

**Additional Full-Time Employment**

Occupation	Occupation Code	Number of Jobs	Total Payroll
Molding Operator	51-4072	1	\$23,400.00

**PUBLIC BENEFIT INFORMATION**

**Current Part-Time or Temporary Jobs**

Occupation	Occupation Code	Number of Jobs	Total Payroll
Molding Operator	51-4072	1	\$6,165.00
Electrical Assembler	51-2022	5	\$3564.40
Electrical Engineer Technician	17-3023	1	\$35941.60
General Office Clerk	43-9061	1	\$2296.42

**Retained Part-Time or Temporary Jobs**

Occupation	Occupation Code	Number of Jobs	Total Payroll
Molding Operator	51-4072	1	\$6,165.00
Electrical Assembler	51-2022	5	\$3564.40
Electrical Engineer Technician	17-3023	1	\$35941.60
General Office Clerk	43-9061	1	\$2296.42

**Additional Part-Time or Temporary Jobs**

Occupation	Occupation Code	Number of Jobs	Total Payroll

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

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Pension Plan          | <input checked="" type="checkbox"/> Major Medical Plan | <input checked="" type="checkbox"/> Disability Insurance |
| <input type="checkbox"/> Tuition Reimbursement | <input checked="" type="checkbox"/> Life Insurance     | <input checked="" type="checkbox"/> Dental Insurance     |

List any benefits not mentioned above: 401K Plan

When will you reach the levels of employment shown above? (month/year): Jan 2013

**REQUIRED ATTACHMENTS**

The following must be attached to the application.

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

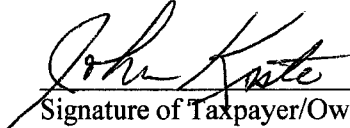
ERA filing fee (either real or personal property improvements)	.1% of total project cost not to exceed \$500
ERA filing fee (both real and personal property improvements)	.1% of total project cost not to exceed \$750
ERA filing fee (vacant commercial or industrial building)	\$500
ERA filing fee in an EDTA	\$100
Amendment to extend designation period	\$300
Waiver of non compliance with ERA filing	\$500 + ERA filing fee

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

**CERTIFICATION**

I, as the legal taxpayer and/or owner, hereby certify that all information and representations made on this application and its attached exhibits are true and complete and that neither an Improvement Location Permit nor a Structural Permit has been filed for construction of improvements, nor has any 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 abatements 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 and CF-1/PP for personal property improvements) with **BOTH** the City of Fort Wayne Community Development Division, **AND** the County Auditor in each year in which I receive a deduction. Failure to file the CF-1 form with either agency may result in a rescission of any tax abatement occurring as a result of this application.

  
\_\_\_\_\_  
Signature of Taxpayer/Owner

JOHN KASTE      COO  
\_\_\_\_\_  
Printed Name and Title of Applicant

10/30/12  
\_\_\_\_\_  
Date



STATEMENT OF BENEFITS  
PERSONAL PROPERTY

State Form 51764 (R2 / 12-11)  
Prescribed by the Department of Local Government Finance

CITY OF FT WAYNE

FORM SB-1 / PP

OCT 31 2012

*ajw*

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1 (c) and (d).

COMMUNITY DEVL.

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. "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)
- 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
- 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 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 is installed and fully functional, 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.
- Property owners whose Statement of Benefits was approved after June 30, 1991, must submit Form CF-1 / PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
- The schedules established under IC 6-1.1-12.1-4.5(d) and (e) apply to equipment installed after March 1, 2001, unless an alternative deduction schedule is adopted by the designating body (IC 6-1.1-12.1-17).

SECTION 1 TAXPAYER INFORMATION

Name of taxpayer  
**Phoenix America Inc**

Address of taxpayer (number and street, city, state, and ZIP code)  
**4717 Clubview Dr Fort Wayne, IN 46804**

Name of contact person  
**John Kaste**

Telephone number  
**210 432 9664**

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body  
**Fort Wayne Common Council**

Resolution number (s)  
**074**

Location of property  
**4717 Clubview Dr Fort Wayne IN 46804**

County  
**Allen**

DLGF taxing district number  
**074**

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)  
**Two Milacron - Fanuc Roboshot 52000i 55 B Injection molding presses -  
One Multiplas V3H-2R-35T-6 Rotary injection molding press  
One Econogrind ESL Series grinder  
Six Mold bases.**

	ESTIMATED	
	START DATE	COMPLETION DATE
Manufacturing Equipment	<b>Dec 1 2012</b>	<b>Dec 31 2012</b>
R & D Equipment		
Logist Dist Equipment		
IT Equipment		

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

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
<b>27</b>	<b>1,005,479.00</b>	<b>27</b>	<b>1,005,479.00</b>	<b>1</b>	<b>23,400.00</b>

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		<b>258430</b>						
Plus estimated values of proposed project	<b>265000</b>							
Less values of any property being replaced		<b>0</b>						
Net estimated values upon completion of project	<b>265000</b>	<b>258430</b>						

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (pounds) **0**

Estimated hazardous waste converted (pounds) **0**

Other benefits:

SECTION 6 TAXPAYER CERTIFICATION

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

Signature of authorized representative  
**John Kaste**

Title  
**COO**

Date signed (month, day, year)  
**10/30/12**

ZOHRAH K. TAZIAN, P.E. & L.S.  
SAM L. FAUST, L.S.

**zktazian**  
 ASSOCIATES, INC.  
 348 WEST WAYNE STREET  
 SUITE 202  
 FORT WAYNE, INDIANA 46802  
 PHONES: 318/424-3232  
 318/424-3234 FAX

CIVIL ENGINEERING SURVEYING  
 LAND PLANNING ENGINEERING

Exhibit "A"

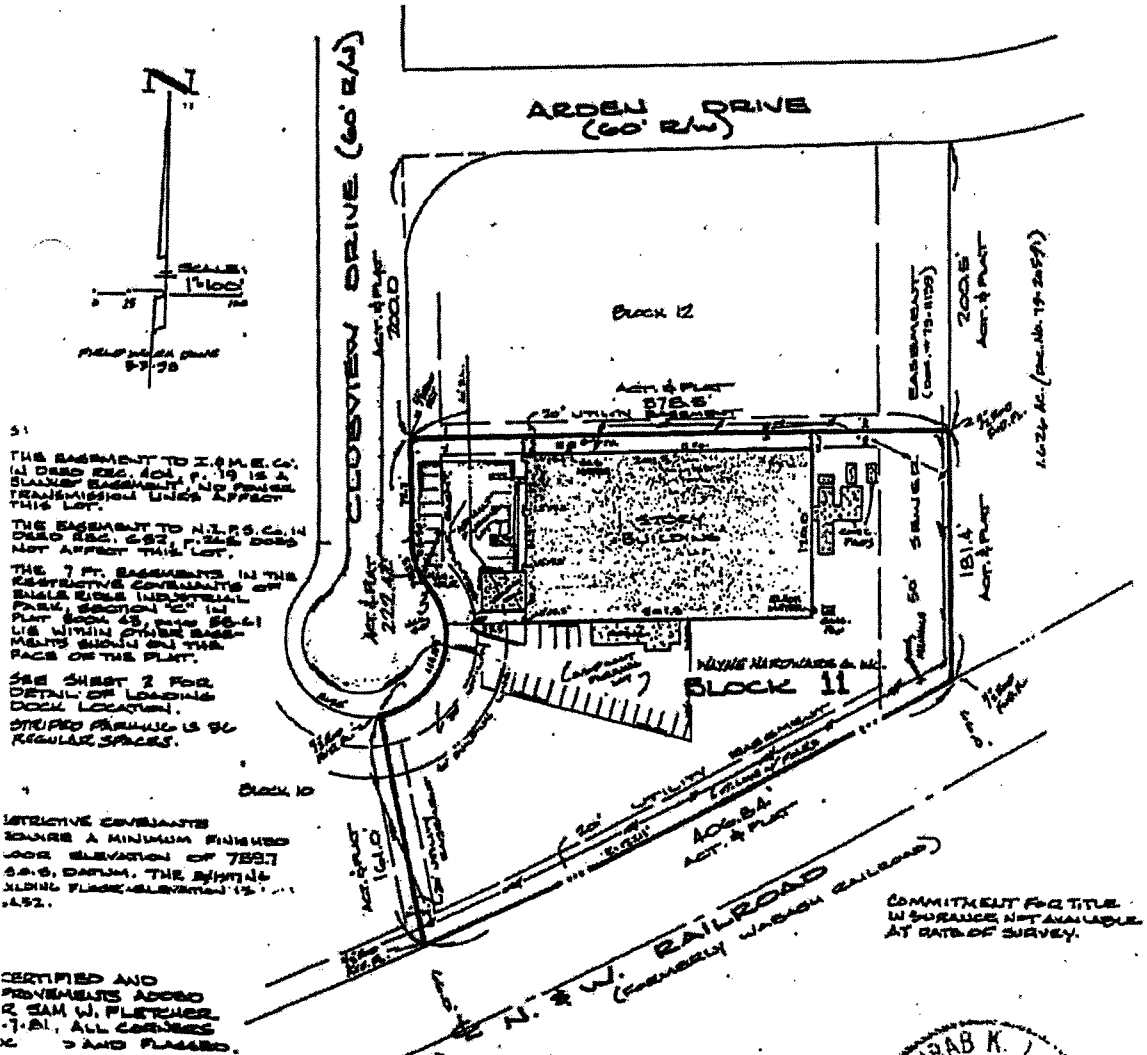
**CERTIFICATE OF SURVEY**

This document is a record of a resurvey 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 Allen County, State of Indiana. The land described exists in full dimensions as shown hereon in feet. It is free from encroachments by adjoining land owners unless specifically stated below. Corners were perpetuated as indicated.

**DESCRIPTION OF REAL ESTATE**

Block 11 in Engle Ridge Industrial Park, Section "C", a Subdivision of part of the West Half of the Northeast Quarter of Section 20, Township 30 North, Range 12 East, Allen County, Indiana.

This property is in Zone X, as the description plots by scale on Flood Insurance Rate Map No. 18003C 0265D, effective September 28, 1990.



51  
 THE BASEMENT TO I.M.E. CO. (AS SHOWN ON PLAT P. 19) IS A SHALLOW BASEMENT AND POWER TRANSMISSION LINES AFFECT THIS LOT.  
 THE BASEMENT TO N.L.P.S. CO. (AS SHOWN ON PLAT P. 56-61) DOES NOT AFFECT THIS LOT.  
 THE 7 FT. EASEMENTS IN THE RESTRICTIVE COVENANTS OF ENGLE RIDGE INDUSTRIAL PARK, SECTION C, IN PLAT BOOK 48, PAGE 56-61 ARE WITHIN OTHER EASEMENTS SHOWN ON THIS FACE OF THE PLAT.  
 SEE SHEET 2 FOR DETAILED LOCATION OF STREETS AND REGULAR SPACES.  
 LETTERIVE COVENANTS SHOWS A MINIMUM FINISHED GROUND ELEVATION OF 759.7 FEET DATUM. THE SHOWN ELEVATION IS 759.7 FEET DATUM.

CERTIFIED AND PERPETUATED AS SHOWN A MINIMUM FINISHED GROUND ELEVATION OF 759.7 FEET DATUM. THE SHOWN ELEVATION IS 759.7 FEET DATUM.

Resurveyed for Wayne Hardware Co., Inc. 3/4/98

Noted and corrected on 16 OCT 01 - NOTES ADDED & DETAIL SHEET ADDED, DESCRIPTION CORRECTED.  
 I hereby certify on the 9th day of June, 19 81 that the above survey is correct.  
 Surveyed for: Fletcher  
 Survey No.: HN-146

*Zohrah K. Tazian*



DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Phoenix America, Inc. is requesting the designation of an Economic Revitalization Area for personal property improvements in the amount of \$265,000. In order to expand, Phoenix America, Inc. will install new manufacturing equipment which will improve energy efficiency, lower their carbon footprint, and increase production capabilities.**

EFFECT OF PASSAGE: **Installing the new equipment will allow Phoenix America, Inc. to stay competitive in the market as well as grow with current customers' needs and new demand for their products. One full-time job will be created.**

EFFECT OF NON-PASSAGE: **Potential loss of development and one full-time job**

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

ASSIGNED TO COMMITTEE (PRESIDENT): **Mitch Harper and John Shoaff**

# MEMORANDUM



**TO:** City Council  
**FROM:** Adam Welch, Economic Development Specialist  
**DATE:** November 5, 2012  
**RE:** Request for designation by Phoenix America, Inc. as an ERA for personal property improvements

## BACKGROUND

PROJECT ADDRESS: **4717 Clubview Drive** PROJECT LOCATED WITHIN: **Not Applicable**  
 PROJECT COST: **\$ 265,000** COUNCILMANIC DISTRICT: **4**

COMPANY PRODUCT OR SERVICE: **Phoenix America, Inc. specializes in injection moldings of plastic compounds or magnetic materials to be used in sensor, encoder and magnetic target product manufacturing.**  
 PROJECT DESCRIPTION: **Phoenix America, Inc will install new equipment which will greatly improve their energy efficiency, lower their carbon footprint, and increase production capabilities allowing them to stay competitive in the market as well as grow with their current customers' needs and demands.**

### CREATED

### RETAINED

JOB'S CREATED (FULL-TIME):	1	JOB'S RETAINED (FULL-TIME):	27
JOB'S CREATED (PART-TIME):	N/A	JOB'S RETAINED (PART-TIME):	N/A
TOTAL NEW PAYROLL:	\$ 23,400	TOTAL RETAINED PAYROLL:	\$ 1,005,479
AVERAGE SALARY (FULL-TIME NEW):	\$ 23,400	AVERAGE SALARY (FULL-TIME RETAINED):	\$ 37,240

## 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 IN2; General Industrial Zoning Class**

Yes  No  N/A

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

Yes  No  N/A

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

**Explain: Phoenix America, Inc. will install a new rotary injection press and horizontal mold presses.**

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 an 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?

Yes  No  N/A

Average wage of all full-time jobs to be created is at least 150% of current Federal minimum wage.

**Explain: The average wage of full-time jobs created is 155% of the current Federal minimum wage rate.**

Yes  No  N/A

Average wage of all full-time jobs to be retained is at least 150% of current Federal minimum wage.

**Explain: The average wage rate of full-time jobs retained is 247% of the current Federal minimum wage rate.**

Yes  No  N/A

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

**POLICY**

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

- 1. The period of deduction for personal property is ten years.

Under Fort Wayne Common Council's tax abatement policies and procedures, Phoenix America, Inc. is eligible for a ten year deduction on personal property improvements. Attached is a spreadsheet that shows how the application scored under the review system. Also attached is an estimate of the taxes saved and paid over the length of the ten year deduction schedule.

**COMMENTS**

Signed:

*Adam J. Welch*  
Economic Development Specialist

Reviewed:

*Elissa McLawley*  
Economic Development Specialist

**COMMUNITY DEVELOPMENT DIVISION**

## Personal Property Abatements

Tax Abatement Review System

	Points Possible	Points Awarded
<b>Total new investment in equipment</b>		
Over \$5,000,000	10	
\$1,000,000 to \$4,999,999	8	
\$500,000 to \$999,999	6	
\$0 to \$499,999	4	4
<b>Total number of jobs created and/or retained</b>		
Over 150	10	
75 to 149	8	
25 to 74	6	6
10 to 24	4	
Under 10	2	
<b>Current # of employees increases 50-99%</b>	6	
<b>Current # of employees increases 100% or more</b>	8	
<b>Average annual salary of full-time jobs created and/or retained are % of the Federal Minimum Wage *</b>		
Greater than 300% of the Federal Minimum Wage	10	
201% to 300% of the Federal Minimum Wage	7	7
151% to 200% of the Federal Minimum Wage	3	
150% of the Federal Minimum Wage	1	
<b>Health insurance provided by the company</b>	5	5
<b>Project involves reinvestment at current location of a business</b>	10	10
<b>Project involves new or startup business</b>	5	
<b>Construction uses green building techniques (ie LEED Certification)</b>	5	
<b>Construction uses techniques to minimize impact on Combined Sewer Overflows (CSOs)</b>	2	
<b>Project is located in a HUBzone</b>	10	
<b>Total</b>		<b>32</b>

7 to 11 Points - Three Year Abatement
12 to 16 Points - Five Year Abatement
17 to 23 Points - Seven Year Abatement
24 to 60 Points - Ten Year Abatement

\* If Average annual salary of the full-time jobs created by listed occupation is 10% or greater than the average salary for Allen County using current occupational employment statistics, then the applicant is eligible for an alternate deduction schedule.

**10 Year**

Year 1	100%
Year 2	100%
Year 3	100%
Year 4	100%
Year 5	100%
Year 6	90%
Year 7	80%
Year 8	65%
Year 9	50%
Year 10	40%

**7 Year**

Year 1	100%
Year 2	100%
Year 3	100%
Year 4	100%
Year 5	100%
Year 6	71%
Year 7	43%

**POOL #2 FORT WAYNE COMMUNITY DEVELOPMENT DIVISION  
TAX ABATEMENT - ESTIMATE OF SAVINGS**

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

**PERSONAL PROPERTY TAX ABATEMENT - 10 yr Schedule**

Year	True Cash Value	"Pool 2"	True Tax Value	Assessed Value	Tax Abatement %	Tax Paid %	Deduction	Taxable A V	Tax Rate	Tax Paid	Tax Saved	
1	\$265,000	40%	\$106,000	\$106,000	100%	0%	\$106,000	\$0	0.031537	\$0	\$3,343	
2	\$265,000	56%	\$148,400	\$148,400	90%	10%	\$133,560	\$14,840	0.031537	\$468	\$4,212	
3	\$265,000	42%	\$111,300	\$111,300	80%	20%	\$89,040	\$22,260	0.031537	\$702	\$2,808	
4	\$265,000	32%	\$84,800	\$84,800	70%	30%	\$59,360	\$25,440	0.031537	\$802	\$1,872	
5	\$265,000	30%	\$79,500	\$79,500	60%	40%	\$47,700	\$31,800	0.031537	\$1,003	\$1,504	
6	\$265,000	30%	\$79,500	\$79,500	50%	50%	\$39,750	\$39,750	0.031537	\$1,254	\$1,254	
7	\$265,000	30%	\$79,500	\$79,500	40%	60%	\$31,800	\$47,700	0.031537	\$1,504	\$1,003	
8	\$265,000	30%	\$79,500	\$79,500	30%	70%	\$23,850	\$55,650	0.031537	\$1,755	\$752	
9	\$265,000	30%	\$79,500	\$79,500	20%	80%	\$15,900	\$63,600	0.031537	\$2,006	\$501	
10	\$265,000	30%	\$79,500	\$79,500	10%	90%	\$7,950	\$71,550	0.031537	\$2,256	\$251	
11	\$265,000	30%	\$79,500	\$79,500	0%	100%	\$0	\$79,500	0.031537	\$2,507	\$0	
							TOTAL TAX SAVED		(10 yrs on 10 yr deduction)		<b>\$17,500</b>	
							TOTAL TAX PAID		(10 yrs on 10 yr deduction)			<b>\$11,750</b>

Read the first time in full and on motion by Shoaff, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2012, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., E.S.T.

DATED: 11-13-12

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by \_\_\_\_\_ placed on its passage. **(PASSED)** by the following vote

LOST \_\_\_\_\_, and duly adopted,

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>8</u>			<u>1</u>
BENDER	<u>✓</u>			
CRAWFORD	<u>✓</u>			
DIDIER				<u>✓</u>
HARPER	<u>✓</u>			
HINES	<u>✓</u>			
JEHL	<u>✓</u>			
PADDOCK	<u>✓</u>			
SHOAFF	<u>✓</u>			
SMITH	<u>✓</u>			

DATED: 11-13-12

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-64-12 on the 13<sup>th</sup> day of November, 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 16<sup>th</sup> day of November, 2012, at the hour of 3 o'clock P M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 19<sup>th</sup> day of November, 2012, at the hour of 9:00 o'clock

[Signature]  
THOMAS C. HENRY, MAYOR

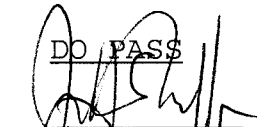
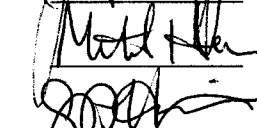
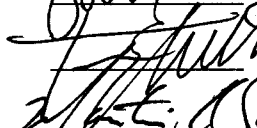
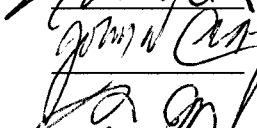
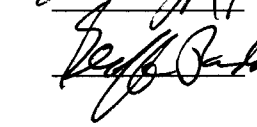
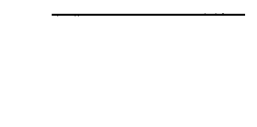



**REPORT OF THE COMMITTEE OF FINANCE**

*November*  
**SEPTEMBER 13, 2012**

**JOHN SHOAFF – CHAIR**  
**MITCH HARPER – CO-CHAIR**  
**ALL COUNCIL MEMBERS**

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS REFERRED. A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 4717 Clubview Drive, Fort Wayne, Indiana 46804 (Phoenix America, Inc.).

COMMITTEE OF FINANCE HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE

<u>DO PASS</u>	<u>DO NOT PASS</u>	<u>ABSTAIN</u>	<u>NO REC</u>
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____

SANDRA E. KENNEDY  
CITY CLERK