

**A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 6201 Discount Drive, Fort Wayne, Indiana 46818 (Cyclo Properties)**

**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 result in the occupation of an eligible vacant building under I.C. 6-1.1-12.1-4.8; and

**WHEREAS**, said project will create four full-time and one part-time, permanent jobs for a total new, annual payroll of \$138,000, with the average new annual job salary being \$27,600 and retain four full-time, permanent jobs for a total current annual payroll of \$202,000, with the average current, annual job salary being \$50,500; and

**WHEREAS**, the total estimated project cost is \$136,000; 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:

- ... Said Resolution shall be filed with the Allen County Assessor;
- ... Said Resolution shall be referred to the Committee on Finance requesting a recommendation from said committee concerning the advisability of designating the above area an "Economic Revitalization Area";

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

4 If this Resolution involves an area that has already been designated an allocation  
5 area under I.C. 36-7-14-39, then the Resolution shall be referred to the Fort  
6 Wayne Redevelopment Commission and said designation as an "Economic  
7 Revitalization Area" shall not be finally approved unless said Commission adopts  
8 a Resolution approving the petition.

9 **SECTION 3.** That, said designation of the hereinabove described property as an  
10 "Economic Revitalization Area" shall apply to both a deduction of the assessed value of  
11 occupation of an eligible vacant building, real estate, and personal property for new logistical  
12 distribution and information technology equipment.

13 **SECTION 4.** That, the estimate of the number of individuals that will be employed  
14 or whose employment will be retained and the estimate of the annual salaries of those  
15 individuals and the estimate of the value of redevelopment or rehabilitation and the estimate  
16 of the value of new logistical distribution and information technology equipment, all contained  
17 in Petitioner's Statement of Benefits, are reasonable and are benefits that can be reasonably  
18 expected to result from the proposed described redevelopment or rehabilitation and from the  
19 installation of new logistical distribution and information technology equipment.

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

22 ... If the proposed occupation of the eligible vacant building does not occur, the  
23 approximate current year tax rates for this site would be \$3.0261/\$100.

24 ... If the proposed occupation of the eligible vacant building occurs and no  
25 deduction is granted, the approximate current tax rate for the site would be  
26 \$3.0261/\$100 (the change would be negligible).

27 ... If the proposed occupation of the eligible vacant building occurs, and a deduction  
28 percentage of fifty percent (50%) is assumed, the approximate current year tax  
29 rate for this would be \$3.0261/\$100 (the change would be negligible).

30 ... If the proposed development does not occur, the approximate current year tax  
rates for this site would be \$3.0261/\$100.

... If the proposed development does occur and no deduction is granted, the  
approximate current year tax rate for the site would be \$3.0261/\$100 (the  
change would be negligible).

... If the proposed development occurs and a deduction percentage of fifty percent  
(50%) is assumed, the approximate current year tax rate for the site would be  
\$3.0261/\$100 (the change would be negligible).

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... If the proposed new logistical distribution and information technology equipment is not installed, the approximate current year tax rates for this site would be \$3.0261/\$100.

... If the proposed new logistical distribution and information technology equipment is installed and no deduction is granted, the approximate current year tax rate for the site would be \$3.0261/\$100 (the change would be negligible).

... If the proposed new 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 \$3.0261/\$100 (the change would be negligible).

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

**SECTION 7.** That, pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from the assessed value of the occupation of the eligible vacant building shall be for a period of one year and 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 logistical distribution and information technology equipment shall be for a period of ten years.

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

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

**SECTION 10.** That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that has received a deduction under section 3 or 4.5 of 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 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

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Carol Helton, City Attorney



OCT 31 2012

ECONOMIC REVITALIZATION AREA APPLICATION  
CITY OF FORT WAYNE, INDIANA

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

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

Total cost of real estate improvements: \$100,000  
 Total cost of manufacturing equipment improvements: \_\_\_\_\_  
 Total cost of research and development equipment improvements: \_\_\_\_\_  
 Total cost of logistical distribution equipment improvements: \$30,000  
 Total cost of information technology equipment improvements: \$6,000  
 TOTAL OF ABOVE IMPROVEMENTS: \$136,000

**GENERAL INFORMATION**

Real property taxpayer's name: Cyco Properties  
 Personal property taxpayer's name: Solid Rock  
 Telephone number: 260-497-9320  
 Address listed on tax bill: 10331 Dawson's Creek Blvd, Suite A, Ft Wayne, IN 46825  
 Name of company to be designated, if applicable: Cyco Properties/Solid Rock  
 Year company was established: 2007  
 Address of property to be designated: 6201 Discount Drive, Ft Wayne, IN 46818  
 Real estate property identification number: 02-07-17-403  
 Contact person name: Jeffery Cybulski  
 Contact person telephone number: 260-497-9320 Contact person Email: JeffC@unitysales.net  
 Contact person address: 10331 Dawson's Creek Blvd, Suite A, Ft Wayne 46825  
 List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Jeffery Cybulski	Member	Same as above	cell 260-602-5629
Christopher Corrao	''	''	cell 317-696-3725

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

NAME	PERCENTAGE
Jeffery Cybulski	50%
Christopher Corrao	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 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: Inventory management of manufactured products, distribution of goods, sourcing of manufactured products

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?  
It occupies a building that has sat vacant for 3 years. Our business is growing, and will continue to grow in the coming years. This will require additional staff (3-4) during this 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: Two buildings connected by a breezeway totaling 22,000 sq ft

Describe the condition of the structure(s) listed above: Although the structure is in good shape, certain areas require repair, including wall panels, truck dock, concrete, office areas, and lighting

Describe the improvements to be made to the property to be designated for tax abatement purposes: Additional offices and renovation to existing area (see attached drawing), New loading dock, replacement of concrete, improve lighting and repair outside wall panels

Projected construction start (month/year): February 1st, 2013

Projected construction completion (month/year): March 30th, 2013

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)

A Fork truck and new computer system and peripherals

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): March 2013

Equipment installation date (month/year): April 2013

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

Do not have this yet.

**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: two buildings connected by a breezeway (truck dock)

Describe the condition of the structure(s) listed above: good to fair

Projected occupancy date (month/year): April 2013

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.

The building has been listed for sale or lease beginning September of 2009. The seller reduced the selling price recently to \$450,000.

## 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
General and operations Manager	11-1021	1	\$80,000
Customer Service	43-4051	1	\$38,000
Distribution Manager	11-3071	1	\$60,000
weigher, checker, measurer & sampler	43-5111	1	\$24,000

#### Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
	Same as above		

#### Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Customer Service	43-4051	2	\$70,000
weigher, checker, measurer, & sampler	43-5111	2	\$50,000

**PUBLIC BENEFIT INFORMATION**

**Current Part-Time or Temporary Jobs**

Occupation	Occupation Code	Number of Jobs	Total Payroll
Ø			

**Retained Part-Time or Temporary Jobs**

Occupation	Occupation Code	Number of Jobs	Total Payroll
Ø			

**Additional Part-Time or Temporary Jobs**

Occupation	Occupation Code	Number of Jobs	Total Payroll
Assemblers	51-2023	1	\$18,000

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

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Pension Plan/401K | <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 type="checkbox"/> Dental Insurance                |

List any benefits not mentioned above: \_\_\_\_\_

When will you reach the levels of employment shown above? (month/year): January, 2016

**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.

*Christopher C. Corrado / Jeffrey M. Cybulski*

Signature of Taxpayer/Owner

*CHRISTOPHER C. CORRADO Mgr. Member / JEFFERY M. CYBULSKI Mgr. Member*

Printed Name and Title of Applicant

*10/25/2012*

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

### 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).

OCT 31 2012 *ajp*

#### 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 <b>Cyco Properties</b>									
Address of taxpayer (number and street, city, state, and ZIP code) <b>10331 Dawson's Creek Blvd Suite A Ft Wayne 46825</b>									
Name of contact person <b>Jeffery Cybulski/Christopher Conrad</b>						Telephone number <b>260-602-5629</b>			
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT							
Name of designating body <b>Fort Wayne Common Council</b>						Resolution number (s)			
Location of property <b>6201 Discount Drive Ft Wayne 46818</b>				County <b>Allen</b>		DLGF taxing district number <b>FW WASH</b>			
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) <b>Purchasing a Fork lift and new computer system and peripherals</b>					ESTIMATED				
					START DATE		COMPLETION DATE		
					Manufacturing Equipment				
					R & D Equipment				
					Logist Dist Equipment		<b>5/1/2013</b>	<b>6/1/2013</b>	
IT Equipment		<b>4/1/2013</b>	<b>5/1/2013</b>						
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT							
Current number <b>4</b>	Salaries <b>\$202,000</b>	Number retained <b>4</b>	Salaries <b>\$202,000</b>	Number additional <b>4</b>	Salaries <b>\$120,000</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									
Plus estimated values of proposed project		<b>\$30,000</b>				<b>\$30,000</b>		<b>\$6,000</b>	
Less values of any property being replaced									
Net estimated values upon completion of project						<b>\$30,000</b>		<b>6,000</b>	
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER							
Estimated solid waste converted (pounds)				Estimated hazardous waste converted (pounds)					
Other benefits: <b>N/A</b>									
SECTION 6		TAXPAYER CERTIFICATION							
I hereby certify that the representations in this statement are true.									
Signature of authorized representative <i>[Signature]</i>						Title <b>Members</b>		Date signed (month, day, year) <b>10/25/2012</b>	

**FOR USE OF THE DESIGNATING BODY**

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

A. The designated area has been limited to a period of time not to exceed \_\_\_\_\_ calendar years \* (see below). The date this designation expires is December 31, 2016.

- B. The type of deduction that is allowed in the designated area is limited to:
- 1. Installation of new manufacturing equipment;  Yes  No
  - 2. Installation of new research and development equipment;  Yes  No
  - 3. Installation of new logistical distribution equipment.  Yes  No
  - 4. Installation of new information technology equipment;  Yes  No

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

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

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

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

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 on or after July 1, 2000, is allowed for:

- 1 year
- 2 years
- 3 years
- 4 years
- 5 years \*\*
- 6 years
- 7 years
- 8 years
- 9 years
- 10 years \*\*

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

I. Did the designating body adopt an alternative deduction schedule per IC 6-1.1-12.1-17?  Yes  No  
If yes, attach a copy of the alternative deduction schedule to this form.

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

Approved: (signature and title of authorized member)	Telephone number (     )	Date signed (month, day, year)
Attested by:	Designated body	

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



**STATEMENT OF BENEFITS  
REAL ESTATE IMPROVEMENTS**

State Form 51767 (R3 / 12-11)

Prescribed by the Department of Local Government Finance

CITY OF FT WAYNE

20\_\_ PAY 20\_\_

FORM SB-1 / Real Property

OCT 31 2012

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)
- Eligible vacant building (IC 6-1.1-12.1-4.8)

COMMUNITY *gic*

**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. "Projects" planned or committed to after July 1, 1987, and areas designated after July 1, 1987, require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, BEFORE a deduction may be approved.
3. To obtain a deduction, application Form 322 ERA/RE or Form 322 ERA/VBD, whichever is applicable, must be filed with the County Auditor by the later of: (1) May 10; or (2) thirty (30) days after the notice of addition to assessed valuation or new assessment is mailed to the property owner at the address shown on the records of the township assessor, if any, or the county assessor.
4. Property owners whose Statement of Benefits was approved after June 30, 1991, must attach a Form CF-1/Real Property annually to the application to show compliance with the Statement of Benefits. [IC 6-1.1-12.1-5.1(b) and IC 6-1.1-12.1-5.3(b)]
5. The schedules established under IC 6-1.1-12.1-4(d) for rehabilitated property and under IC 6-1.1-12.1-4.8(1) for vacant buildings apply to any statement of benefits approved on or after July 1, 2000, unless an alternative deduction schedule is adopted by the designating body (IC 6-1.1-12.1-17). The schedules effective prior to July 1, 2000, shall continue to apply to a statement of benefits filed before July 1, 2000.

**SECTION 1 TAXPAYER INFORMATION**

Name of taxpayer  
**Cyco Properties**

Address of taxpayer (number and street, city, state, and ZIP code)  
**10331 Dawson's Creek Blvd, Suite A, Ft Wayne 46825**

Name of contact person  
**Jeffery Cybulski / Christopher Corrao**

Telephone number  
**260-602-5629**

E-mail address  
**jeffc@unitysales.net**

**SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT**

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

Resolution number

Location of property  
**6201 Discount Drive Ft Wayne 46818 County Allen**

DLOG listing district number  
**FW Wash**

Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary)  
**Add offices per the attachment, complete a truck dock, repair cement areas that are crumbling, add more lighting, repair exterior panels.**

Estimated start date (month, day, year)  
**1/25/2013**

Estimated completion date (month, day, year)  
**3/30/2013**

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

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
<b>4</b>	<b>\$202,000</b>	<b>4</b>	<b>202,000</b>	<b>4</b>	<b>\$120,000</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.	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values	<b>450,000</b>	<b>305,900</b>
Plus estimated values of proposed project	<b>100,000</b>	<b>100,000</b>
Less values of any property being replaced		
Net estimated values upon completion of project	<b>550,000</b>	<b>405,900</b>

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

Estimated solid waste converted (pounds) \_\_\_\_\_

Estimated hazardous waste converted (pounds) \_\_\_\_\_

Other benefits  
**N/A**

**SECTION 6 TAXPAYER CERTIFICATION**

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

Signature of Authorized representative  
**[Signature]**

Title  
**Members**

Date signed (month/day/year)  
**10/25/2012**

**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, provides for the following limitations:

A. The designated area has been limited to a period of time not to exceed \_\_\_\_\_ calendar years \* (see below). The date this designation expires is December 31, 2016.

- 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
  - 3. Occupancy of a vacant building  Yes  No

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

D. Other limitations or conditions (specify) \_\_\_\_\_

E. The deduction is allowed for one year on eligible vacant building and ten years on real estate improvements years\* (see below).

F. Did the designating body adopt an alternative deduction schedule per IC 6-1.1-12.1-17?  Yes  No  
If yes, attach a copy of the alternative deduction schedule to this form.

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)
Attested by (signature and title of attester)	Designated body	

\* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.12-12.1-4.

- A. For residentially distressed areas, the deduction period may not exceed five (5) years.
- B. For redevelopment and rehabilitation or real estate improvements:
  - 1. If the Economic Revitalization Area was designated prior to July 1, 2000, the deduction period is limited to three (3), six (6), or ten (10) years.
  - 2. If the Economic Revitalization Area was designated after June 20, 2000, the deduction period may not exceed ten (10) years.
- C. For vacant buildings, the deduction period may not exceed two (2) years.

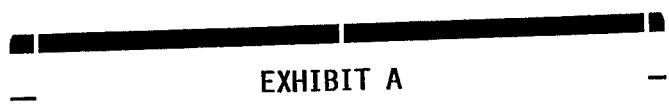


EXHIBIT A

5-17-2-067  
EDGEWOOD INDUSTRIAL PK BLK A  
LOT 6 EX N 230FT

**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	\$36,000	\$14,400	\$14,400	100%	0%	\$14,400	\$0	0.030261	\$0	\$436
2	\$36,000	\$20,160	\$20,160	90%	10%	\$18,144	\$2,016	0.030261	\$61	\$549
3	\$36,000	\$15,120	\$15,120	80%	20%	\$12,096	\$3,024	0.030261	\$92	\$386
4	\$36,000	\$11,520	\$11,520	70%	30%	\$8,064	\$3,456	0.030261	\$105	\$244
5	\$36,000	\$10,800	\$10,800	60%	40%	\$6,480	\$4,320	0.030261	\$131	\$196
6	\$36,000	\$10,800	\$10,800	50%	50%	\$5,400	\$5,400	0.030261	\$163	\$163
7	\$36,000	\$10,800	\$10,800	40%	60%	\$4,320	\$6,480	0.030261	\$196	\$131
8	\$36,000	\$10,800	\$10,800	30%	70%	\$3,240	\$7,560	0.030261	\$229	\$98
9	\$36,000	\$10,800	\$10,800	20%	80%	\$2,160	\$8,640	0.030261	\$261	\$65
10	\$36,000	\$10,800	\$10,800	10%	90%	\$1,080	\$9,720	0.030261	\$294	\$33
11	\$36,000	\$10,800	\$10,800	0%	100%	\$0	\$10,800	0.030261	\$327	\$0
TOTAL TAX SAVED (10 yrs on 10 yr deduction)										<b>\$2,281</b>
TOTAL TAX PAID (10 yrs on 10 yr deduction)										<b>\$1,554</b>

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

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

Year	Cash Value	True Tax Value	Assessed Value	Tax Abatement %	Tax Paid %	Deduction	Taxable AV	Tax Rate	Tax Paid	Tax Saved
1	\$100,000	\$100,000	\$100,000	100%	0%	\$100,000	\$0	0.030261	\$0	\$3,026
2	\$100,000	\$100,000	\$100,000	95%	5%	\$95,000	\$5,000	0.030261	\$151	\$2,875
3	\$100,000	\$100,000	\$100,000	80%	20%	\$80,000	\$20,000	0.030261	\$605	\$2,421
4	\$100,000	\$100,000	\$100,000	65%	35%	\$65,000	\$35,000	0.030261	\$1,059	\$1,967
5	\$100,000	\$100,000	\$100,000	50%	50%	\$50,000	\$50,000	0.030261	\$1,513	\$1,513
6	\$100,000	\$100,000	\$100,000	40%	60%	\$40,000	\$60,000	0.030261	\$1,816	\$1,210
7	\$100,000	\$100,000	\$100,000	30%	70%	\$30,000	\$70,000	0.030261	\$2,118	\$908
8	\$100,000	\$100,000	\$100,000	20%	80%	\$20,000	\$80,000	0.030261	\$2,421	\$605
9	\$100,000	\$100,000	\$100,000	10%	90%	\$10,000	\$90,000	0.030261	\$2,723	\$303
10	\$100,000	\$100,000	\$100,000	5%	95%	\$5,000	\$95,000	0.030261	\$2,875	\$151
11	\$100,000	\$100,000	\$100,000	0%	100%	\$0	\$100,000	0.030261	\$3,026	\$0
TOTAL TAX SAVED REAL PROPERTY (10 yrs on 10 yr deduction)										<b>\$14,979</b>
TOTAL TAX PAID REAL PROPERTY (10 yrs) (10 yrs on 10 yr deduction)										<b>\$15,282</b>
TOTAL TAX SAVED MACHINERY & BUILDING (10 yrs on 10 yr deduction)										<b>\$17,260</b>
TOTAL TAX PAID MACHINERY & BUILDING (10 yrs on 10 yr deduction)										<b>\$16,813</b>

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

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Cyco Properties is requesting the designation of an Economic Revitalization Area for both real and personal property improvements in the amount of \$136,000. In order to expand, Cyco Properties will renovate existing areas of the vacant building and create additional space while also purchasing a new fork truck, computer system, and peripherals.**

EFFECT OF PASSAGE: **Installing new equipment and refurbishing the structure will allow Cyco Properties to continue to grow in the coming years. Four full-time jobs and one part-time job will be created.**

EFFECT OF NON-PASSAGE: **Potential loss of development, four full time jobs, and one part-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 14, 2012  
**RE:** Request for designation by Cyco Properties as an ERA for eligible vacant building and real and personal property improvements

## BACKGROUND

PROJECT ADDRESS: **6201 Discount Drive** PROJECT LOCATED WITHIN: **Not Applicable**  
 PROJECT COST: **\$ 136,000** COUNCILMANIC DISTRICT: **3**

COMPANY PRODUCT OR SERVICE: **Cyco Properties will manage the inventory of manufactured products, distribute goods, and source manufactured products at the project site.**  
 PROJECT DESCRIPTION: **Cyco Properties will build additional offices, renovate current space, build a new loading dock, replace their concrete, improve lighting, and repair outside walls. They will also purchase a fork truck, a new computer system, and peripherals.**

CREATED		RETAINED	
JOBS CREATED (FULL-TIME):	4	JOBS RETAINED (FULL-TIME):	4
JOBS CREATED (PART-TIME):	1	JOBS RETAINED (PART-TIME):	N/A
TOTAL NEW PAYROLL:	\$ 138,000	TOTAL RETAINED PAYROLL:	\$ 202,000
AVERAGE SALARY (FULL-TIME NEW):	\$ 30,000	AVERAGE SALARY (FULL-TIME RETAINED):	\$ 50,500

## COMMUNITY BENEFIT REVIEW

Yes  No  N/A

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

**Explain: Property has been vacant for three years**

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**

Yes  No  N/A

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

Yes  No  N/A

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

Yes  No  N/A

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

Yes  No  N/A

Project encourages preservation of 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 199% 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 335% 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 real property is ten years.
2. The period of deduction for personal property is ten years
3. The period of deduction for eligible vacant building is one year

Under Fort Wayne Common Council's tax abatement policies and procedures, Cyco Properties is eligible for a ten year deduction on real and 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:

*Allen J. Welch*  
Economic Development Specialist

Reviewed:

*Elissa McHaulley*  
Economic Development Specialist

## 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
<hr/>		
<b>Total number of jobs created and/or retained</b>		
Over 150	10	
75 to 149	8	
25 to 74	6	
10 to 24	4	
Under 10	2	2
<hr/>		
<b>Current # of employees increases 50-99%</b>	6	
<b>Current # of employees increases 100% or more</b>	8	8
<hr/>		
<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	
<hr/>		
<b>Health insurance provided by the company</b>	5	5
<hr/>		
<b>Project involves reinvestment at current location of a business</b>	10	
<hr/>		
<b>Project involves new or startup business</b>	5	
<hr/>		
<b>Construction uses green building techniques (ie LEED Certification)</b>	5	
<hr/>		
<b>Construction uses techniques to minimize impact on Combined Sewer Overflows (CSOs)</b>	2	
<hr/>		
<b>Project is located in a HUBzone</b>	10	
<hr/>		
<b>Total</b>		<b>26</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.

<b>10 Year</b>	
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%
<b>7 Year</b>	
Year 1	100%
Year 2	100%
Year 3	100%
Year 4	100%
Year 5	100%
Year 6	71%
Year 7	43%

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 11-13-12 the 13 day of November, 2012, at 10:30 o'clock P. 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 Shoaff, and duly adopted, placed on its passage. PASSED LOST  
by the following vote:

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

DATED: 11-27-12

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. \_\_\_\_\_ on the 27<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 28<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 29<sup>th</sup> day of November, 2012, at the hour of 10:30 o'clock P. M., E.S.T.

Thomas C. Henry  
THOMAS C. HENRY, MAYOR