



1 BILL NO. R-13-01-12

2  
3 DECLARATORY RESOLUTION NO. R-14-13

4 **A DECLARATORY RESOLUTION designating an "Economic**  
5 **Revitalization Area" under I.C. 6-1.1-12.1 for property commonly**  
6 **known as 5501 U.S. Highway 30 West, Fort Wayne, Indiana 46818**  
7 **(Sweetwater Sound, Inc.)**

8 **WHEREAS**, Petitioner has duly filed its petition dated December 28, 2012 to have  
9 the following described property designated and declared an "Economic Revitalization Area"  
10 under Sections 153.13-153.24 of the Municipal Code of the City of Fort Wayne, Indiana, and  
11 I.C. 6-1.1-12.1, to wit:

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

13 and

14 **WHEREAS**, said project will create 358 full-time and 45 part-time, permanent jobs  
15 for a total new, annual payroll of \$20,885,905, with the average new annual job salary being  
16 \$51,826 and retain 413 full-time and 86 part-time, permanent jobs for a total current annual  
17 payroll of \$23,312,062, with the average current, annual job salary being \$46,718, and

18 **WHEREAS**, the total estimated project cost is \$20,342,000; and

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

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

23 **SECTION 1.** That, subject to the requirements of Section 6, below, the  
24 property hereinabove described is hereby designated and declared an "Economic  
25 Revitalization Area" under I.C. 6-1.1-12.1. Said designation shall begin upon the effective  
26 date of the Confirming Resolution referred to in Section 6 of this Resolution and shall  
27 terminate on December 31, 2016, unless otherwise automatically extended in five year  
28 increments per I.C. 6-1.1-12.1-9

29 **SECTION 2.** That, upon adoption of the Resolution:

30 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",

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 both a deduction of the assessed value of real  
3 estate and personal property for new information technology and logistical distribution  
4 equipment.

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

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

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

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

19                   If the proposed development occurs and a deduction percentage of fifty percent  
20 (50%) is assumed, the approximate current year tax rate for the site would be  
21 \$3.0261/\$100 (the change would be negligible).

22                   If the proposed new information technology and logistical distribution equipment  
23 is not installed, the approximate current year tax rates for this site would be  
24 \$3.0261/\$100

25                   If the proposed new information technology and logistical distribution equipment  
26 is installed and no deduction is granted, the approximate current year tax rate for  
27 the site would be \$3 0261/\$100 (the change would be negligible).

28                   If the proposed new information technology and logistical distribution equipment  
29 is installed and a deduction percentage of eighty percent (80%) is assumed, the  
30 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 real property shall be for a period of ten years, and

1 the deduction from the assessed value of the new information technology and logistical  
2 distribution equipment shall be for a period of ten years.

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

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

8 **SECTION 10.** That, pursuant to I.C. 6-1 1-12.1-12 et al, any property owner that  
9 has received a deduction under section 3 or 4.5 of this chapter may be required to repay the  
10 deduction amount as determined by the county auditor in accordance with section 12 of said  
11 chapter if the property owner ceases operations at the facility for which the deduction was  
12 granted and if the Common Council finds that the property owner obtained the deduction by  
13 intentionally providing false information concerning the property owner's plans to continue  
14 operation at the facility.

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

17   
18 Member of Council

19 APPROVED AS TO FORM AND LEGALITY

20   
21 Carol Helton, City Attorney

Public Hearing Date, if applicable

Read the first time in full and on motion by Councilman  
Read the second time by title and referred to the  
Committee. Read the third time in full and on motion by Councilman

*John Crawford*  
*Finance Committee*

*Crawford*, placed on passage by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	9			
BENDER	✓			
CRAWFORD	✓			
DIDIER	✓			
HARPER	✓			
HINES	✓			
JEHL	✓			
PADDOCK	✓			
SHOAFF	✓			
SMITH	✓			

DATED: *12/12/13* *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-14-13* on the *12<sup>th</sup>* day of  
*February*, 2013

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

*Thomas F. Didier*  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the *13<sup>th</sup>* day  
of *February*, 2013, at the hour of *3* o'clock *PM.* E.S.T.

*Sandra E. Kennedy*  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this *14<sup>th</sup>* day of *FEBRUARY*  
2013, at the hour of *2.00* o'clock *PM.* E.S.T.

*Thomas C. Henry*  
THOMAS C. HENRY, MAYOR



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

DEC 23 2012

FORM SB-1 / Real Property

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)

INSTRUCTIONS

- 1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing...
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...
4. Property owners whose Statement of Benefits was approved after June 30, 1991 must attach a Form CF-1/Real Property annually...
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...

SECTION 1 TAXPAYER INFORMATION

Name of taxpayer: Sweetwater Holdings, LLC
Address of taxpayer (number and street, city, state, and ZIP code): 5501 U.S. Highway 30 West, Fort Wayne, Indiana 46818
Name of contact person: Andrew D. Boxberger, Attorney at Law
Telephone number: (260) 423-9411
E-mail address: aboxberger@carsonboxber

SECTION 2 LOCATION OF PROPERTY AND DATE OF PROPOSED PROJECT

Name of designating body: FORT WAYNE COMMON COUNCIL
Resolution number:
Location of property: 5501 U.S. Highway 30 West, Fort Wayne, IN
County: Allen
DLGF taxing district number: 073
Description of real property, improvements, redevelopment, or rehabilitation (use additional sheets if necessary): see attached
Estimated start date (month, day, year): 03/01/2013
Estimated completion date (month, day, year): 03/01/2016

SECTION 3 ESTIMATE OF CURRENT AND PROPOSED COSTS

Table with 6 columns: Current number, Salaries, Number retained, Salaries, Number additional, Salaries. Values include 499.00, \$23,312,062.00, 499.00, \$23,312,062.00, 403.00, \$20,885,905.

SECTION 4 ESTIMATE OF TOTAL COST AND VALUE OF PROPOSED PROJECT

Table with 3 columns: REAL ESTATE IMPROVEMENTS, COST, ASSESSED VALUE. Rows include Current values, Plus estimated values of proposed project, Less values of any property being replaced, Net estimated values upon completion of project.

SECTION 5 WASTE CONVERSION AND HAZARDOUS WASTE REGISTERED 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: [Signature]
Title: Pres/CEO
Date signed (month, day, year):

FOR USE BY 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) N/A
- E. The deduction is allowed for 10 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)

*John N. Crawford*

(260) 427-1221

2-12-13

Attested by (signature and title of attester)

Designated body

*Richard K. ...*

Common Council

\* 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.



STATEMENT OF BENEFITS
PERSONAL PROPERTY

State Form 51764 IR2 12-11
Prescribed by the Department of Local Government Finance

CITY OF FT WAYNE

FORM SB-1 / PP

DEC 23 2012
COMMUNITY DEV.

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).

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.
2 Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to installation of the new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment BEFORE a deduction may be approved.
3 To obtain a deduction, 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.
4 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.
5 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: Sweetwater Sound, Inc.
Address of taxpayer: 5501 U.S. Highway 30 West, Fort Wayne, Indiana 46818
Name of contact person: Andrew D. Boxberger, Attorney at Law
Telephone number: (260) 423-9411

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body: Fort Wayne Common Council
Location of property: 5501 U.S. Highway 30 West, Fort Wayne, IN 46818
County: Allen
DLGF taxing district number: 073 - FW Wash

Table with columns: ESTIMATED START DATE, COMPLETION DATE. Rows: Manufacturing Equipment, R & D Equipment, Logist Dist Equipment (03/01/2013 to 03/01/2016), IT Equipment (03/01/2013 to 03/01/2016).

SECTION 3 ESTIMATED COST OF MANUFACTURING EQUIPMENT, R & D EQUIPMENT, LOGIST DIST EQUIPMENT, AND IT EQUIPMENT

Table with columns: Current number, Salaries, Number retained, Salaries, Number additional, Salaries. Values: 499, 23,312,062.00, 499, 23,312,062.00, 403, \$20,885,905.

SECTION 4 ESTIMATED COST AND VALUE OF PROPOSED PROJECT

Table with columns: MANUFACTURING EQUIPMENT, R & D EQUIPMENT, LOGIST DIST EQUIPMENT, IT EQUIPMENT. Rows: NOTE, Current values, Plus estimated values of proposed project, Less values of any property being replaced, Net estimated values upon completion of project.

SECTION 5 WASTE CONVERSION AND OTHER BENEFITS FROM SITE 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: [Signature]
Title: Pres/ceo
Date signed (month day year):

**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 December 31, 2016 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)  
[Signature]  
Attested by [Signature]

Telephone number (260) 427-1221 Date signed (month, day, year) 2-12-13  
Designated body Common Council

\* 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



DEC 28 2012  
*ajj*

COMMUNITY DEVL  
**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:	\$18,400,000.00
Total cost of manufacturing equipment improvements:	-0-
Total cost of research and development equipment improvements:	-0-
Total cost of logistical distribution equipment improvements:	1,115,000.00
Total cost of information technology equipment improvements:	827,000.00
<b>TOTAL OF ABOVE IMPROVEMENTS:</b>	<b>\$20,342,000.00</b>

**GENERAL INFORMATION**

Real property taxpayer's name: Sweetwater Holdings LLC and Lisa Marie Enterprises, LLC  
(Holding companies for Sweetwater Sound's real estate located w/in  
Personal property taxpayer's name: City) Sweetwater Sound, Inc.

Telephone number: (260)432-8176

Address listed on tax bill: 5501 U.S. Highway 30 West, Fort Wayne, TN 46818

Name of company to be designated, if applicable:

Year company was established: 1979

Address of property to be designated: same

Real estate property identification number: 02-07-19-400-002.0000-73 & 02-07-19-400-001.0000-73

Contact person name: Andrew D. Boxberger, Attorney at Law, Carson Boxberger LLP

Contact person telephone number: (260)423-9411 Contact person Email: aboxberger@carsonboxberger.co

Contact person address: 1400 One Summit Square, Fort Wayne, IN 46802

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Charles J. Surack	President/CEO	5809 Leesburg Rd., FW 46818	(260)433-7531
John M. Hopkins	Exec. VP/COO	203 E. Berry St., #1504, FW 46802	(260)437-5920
C. Mark Leveridge	SVP/CFO	10417 River Burch Run, FW 46814	(260)450-3554

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

NAME	PERCENTAGE
Charles J. Surack, 90% owner of Sweetwater Holdings LLC	
TCA Holdings LLC, 10% owner of " " "	
Lisa M. Surack, 100% owner of Lisa Marie Enterprises LLC	
Surack Enterprises Corp, 100% owner of Sweetwater Sound, Inc.	

- 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: Sweetwater Sound is the Country's most respected dealer in high-technology equipment for musicians, recording studios and broadcasters. Sweetwater sells said equipment through expert sales and service offered at and through its Fort Wayne 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?

Sweetwater Sound's current facility has become too small to fit the company's continued and expected growth. It is impossible for the company to grow at its current location because there were no other existing improvements or infrastructure within the immediate area into which Sweetwater can expand. Its growth is dependent on the expansion of its current facility by building a new facility to house its growth. There is no additional development or other infrastructure that can meet its needs and, therefore, it is necessary to construct these improvements at this location.

## 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: The current facility is composed of ~~150,000~~ square feet, of which ~~37,000~~ square feet is warehouse space, and the rest is comprised of office, retail, recording studio, cafeteria and other public space.

Describe the condition of the structure(s) listed above: The current structure was completed in 2006, and it is in good condition. However, the space is at capacity and can no longer house the growing needs of Sweetwater Sound and its business. They are at capacity for their workforce and need to expand in order to grow said workforce.

Describe the improvements to be made to the property to be designated for tax abatement purposes: The new improvements will consist of an additional 110,000 square feet of space. Approximately 35,000 of this space will be warehouse space, expanding the aforementioned warehouse. The other remaining space will be made up of classrooms, offices and other public space.

Projected construction start (month/year): 10/2012

Projected construction completion (month/year): 3/2016

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)

1) **Logistical Equipment:** tracking equipment, scanning and coding equipment, conveyors, forklifts, sorting and software/technological information used in shipping.

2) **Information Technology Equipment:** computers, servers, network switches, network routers, phones, call center licenses, fiber optics, and other call-center equipment.

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): 11/2013

Equipment installation date (month/year): 02/2014

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

**Logistic and Shipping Equipment - five (5) years.**

**Informational Technology Equipment - seven (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 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.

## 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
		413	\$22,713,018

#### **Retained Full-Time Employment**

Occupation	Occupation Code	Number of Jobs	Total Payroll
		all	

#### **Additional Full-Time Employment**

Occupation	Occupation Code	Number of Jobs	Total Payroll
Gen & Oper Mgrs	11-1021	38	\$1,990,550
Sales Engineers	41-9031	272	\$17,067,725
Shipping, Rec Clerks	43-5071	19	\$595,514
Accounting Clerks	43-3031	4	\$123,398
Maintenance Ops	37-0000	2	\$35,433
Database Admin	15-1141	1	\$51,951
Cafeteria	35-2012	1	\$25,780
Customer Svc Rep	43-4051	7	\$224,422
Office & Admin Sup	43-1011	14	\$372,051

## PUBLIC BENEFIT INFORMATION

### Current Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
		86	599045.38

### Retained Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
<b>all</b>			

### Additional Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
Shipping, Rec Clerks	43-5071	28	\$257,383
Cafeteria	35-2012	5	\$21,484
Maintenance Ops	37-0000	1	\$8,858
Switchboard Oper	43-2011	7	\$61,956
Security	33-0000	4	\$49,400

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 type="checkbox"/> Dental Insurance                |

List any benefits not mentioned above: 401(K) w/Match

When will you reach the levels of employment shown above? (month/year): 12/31/2016

## 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.



Signature of Taxpayer/Owner

Charles J. Surack President/CEO  
 Printed Name and Title of Applicant

Date 11/8/12

## RECORD LEGAL DESCRIPTION

THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER, LYING SOUTH OF HIGHWAY 30, BEING IN SECTION 19, TOWNSHIP 31 NORTH, RANGE 12 EAST.

ALSO:

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER, TOGETHER WITH PART OF THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER, ALL IN SECTION 19, TOWNSHIP 31 NORTH, RANGE 12 EAST, ALLEN COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING ON THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF SAID SOUTHEAST QUARTER AT A POINT SITUATED A DISTANCE OF 1912.1 FEET, NORTH 00 DEGREES 46 MINUTES WEST FROM THE SOUTHWEST CORNER OF THE EAST HALF OF SAID WEST HALF; THENCE NORTH 00 DEGREES 46 MINUTES WEST, ON AND ALONG SAID WEST LINE, BEING ESTABLISHED BY AN EXISTING LINE FENCE, A DISTANCE OF 744.3 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF SAID WEST HALF; THENCE SOUTH 89 DEGREES 51 MINUTES 30 SECONDS EAST, ON AND ALONG THE NORTH LINE OF THE EAST HALF OF SAID WEST HALF, BEING ESTABLISHED BY AN EXISTING LINE FENCE, A DISTANCE OF 652.8 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 44 MINUTES EAST, ON AND ALONG THE NORTH LINE OF SAID EAST HALF, BEING ALSO THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY #30, A DISTANCE OF 819.9 FEET TO A POINT SITUATED 100.0 FEET (MEASURED AT RIGHT ANGLES) SOUTH OF THE CENTERLINE OF SAID U.S. HIGHWAY #30; THENCE SOUTH 89 DEGREES 25 MINUTES EAST, ON AND ALONG SAID SOUTH RIGHT-OF-WAY LINE AND PARALLEL TO SAID U.S. HIGHWAY #30 CENTERLINE, SAID RIGHT-OF-WAY LINE HAVING BEEN ESTABLISHED IN DEED RECORD 573, PAGES 490-491 IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA, A DISTANCE OF 408.2 FEET; THENCE SOUTH 35 DEGREES 50 MINUTES EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 71.2 FEET TO THE POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF KROEMER ROAD, AS ESTABLISHED IN INSTRUMENT NUMBER 74-26919 IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 56 MINUTES EAST, ON AND ALONG SAID WEST RIGHT-OF-WAY LINE, AS DEFINED BY A LINE SITUATED 50.0 FEET (MEASURED AT RIGHT ANGLES) WEST OF AND PARALLEL TO THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 653.3 FEET; THENCE SOUTH 89 DEGREES 04 MINUTES WEST, A DISTANCE OF 1923.5 FEET TO THE POINT OF BEGINNING, CONTAINING 32.123 ACRES OF LAND.

EXHIBIT A

ALSO:

PART OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER AND PART OF THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 12 EAST IN ALLEN COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER AND THE NORTHEAST CORNER OF THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 12 EAST, ALLEN COUNTY, INDIANA; THENCE SOUTH ALONG THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 31 NORTH RANGE 12 EAST, A DISTANCE OF 778.3 FEET; THENCE WEST WITH A DEFLECTION ANGLE TO THE RIGHT OF 91 DEGREES 08 MINUTES 20 SECONDS; A DISTANCE OF 659.86 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 12 EAST; THENCE NORTH WITH A DEFLECTION ANGLE TO THE RIGHT OF 89 DEGREES 02 MINUTES 20 SECONDS ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 12 EAST, A DISTANCE OF 776.75 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 12 EAST; THENCE NORTH ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 12 EAST, A DISTANCE OF 24.25 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF U.S. HIGHWAY #30; THENCE EAST WITH A DEFLECTION ANGLE TO THE RIGHT OF 91 DEGREES 24 MINUTES 30 SECONDS ALONG THE SOUTH RIGHT-OF-WAY OF U.S. HIGHWAY #30, A DISTANCE OF 657.5 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 12 EAST; THENCE SOUTH WITH A DEFLECTION ANGLE TO THE RIGHT OF 88 DEGREES 24 MINUTES 50 SECONDS ALONG THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 12 EAST, A DISTANCE OF 16.61 FEET TO THE POINT OF BEGINNING, CONTAINING 12.06 ACRES.

THE AFOREDESCRIBED REAL ESTATE, BEING DESCRIBED IN AGGREGATE AS FOLLOWS:

THAT PART OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 19, LYING SOUTH OF U.S. HIGHWAY #30; TOGETHER WITH PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19; TOGETHER WITH PART OF THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 19; TOGETHER WITH PART OF THE

WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 19; AND TOGETHER WITH PART OF THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, ALL IN TOWNSHIP 31 NORTH, RANGE 12 EAST, ALLEN COUNTY, INDIANA, AND ALL TOGETHER BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT A COUNTY CAST IRON MONUMENT AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE SOUTH 89 DEGREES 57 MINUTES 41 SECONDS WEST (BEARINGS IN THIS DESCRIPTION ARE BASED ON THE INDOT BEARING FOR U.S. HIGHWAY #30), ON AND ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1976.49 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE WEST HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 49 MINUTES 24 SECONDS WEST, ON AND ALONG THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1878.52 FEET TO A #5 REBAR AT THE TRUE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 50 MINUTES 23 SECONDS WEST, A DISTANCE OF 657.53 FEET TO A #5 REBAR ON THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 46 MINUTES 57 SECONDS WEST, ON AND ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 775.75 FEET TO A RAIL POST AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 06 MINUTES 49 SECONDS WEST, ON AND ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19, A DISTANCE OF 23.41 FEET TO A #5 REBAR AT THE POINT OF INTERSECTION OF SAID WEST LINE WITH THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY #30 (PROJ 870(13)1959) AS ESTABLISHED UNDER DEED RECORD 578, PAGES 181-182 IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA; THENCE SOUTH 89 DEGREES 25 MINUTES 00 SECONDS EAST, ON AND ALONG SAID SOUTH RIGHT-OF-WAY LINE AS SITUATED PARALLEL TO AND 100.0 FEET NORMALLY DISTANT SOUTHWARD FROM THE CENTERLINE OF SAID U.S. HIGHWAY #30 (LINE "A") A DISTANCE OF 1170.83 FEET TO A #5 REBAR AT A POINT 100.0 FEET NORMALLY DISTANT SOUTHWARD FROM SAID LINE "A" AT PLAN STATION 952+50; THENCE SOUTH 86 DEGREES 16 MINUTES 39 SECONDS EAST, CONTINUING ON AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 143.44 FEET TO A #5 REBAR AT THE NORTHWEST CORNER OF THE EAST HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 54 MINUTES 19 SECONDS EAST, ON AND ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER AND SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 663.85 FEET TO A #5 REBAR AT A POINT SITUATED 100.0 FEET NORMALLY DISTANT SOUTHWARD FROM SAID LINE "A"; THENCE SOUTH 89 DEGREES 25 MINUTES 00 SECONDS EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE AS ESTABLISHED UNDER DEED RECORD 573, PAGES 490-491 IN THE OFFICE OF SAID RECORDER, A DISTANCE OF 562.18 FEET TO A #5 REBAR AT A POINT SITUATED 100.0 FEET NORMALLY DISTANT SOUTHWARD FROM SAID LINE

"A" AT PLAN STATION 956+19.0; THENCE SOUTH 35 DEGREES 49 MINUTES 31 SECONDS EAST, CONTINUING ON AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 66.73 FEET TO A #5 REBAR AT THE POINT OF INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE WITH THE WEST RIGHT-OF-WAY LINE OF KROEMER ROAD AS ESTABLISHED UNDER INSTRUMENT NUMBER 74-26919 IN THE OFFICE OF THE SAID RECORDER; THENCE SOUTH 00 DEGREES 56 MINUTES 44 SECONDS EAST ON AND ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 656.78 FEET TO A #5 REBAR; THENCE SOUTH 89 DEGREES 05 MINUTES 02 SECONDS WEST, A DISTANCE OF 1922.16 FEET TO A #5 REBAR ON THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF SAID SOUTHEAST QUARTER AT A POINT SITUATED 1912.10 FEET, NORTH 00 DEGREES 49 MINUTES 24 SECONDS WEST FROM THE SOUTHWEST CORNER OF THE EAST HALF OF THE WEST HALF OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 49 MINUTES 24 SECONDS EAST, ON AND ALONG THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF SAID SOUTHEAST QUARTER, A DISTANCE OF 33.58 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 44.296 ACRES OF LAND.

EXCEPTING THEREFROM:

NEW 20.98 AC. DESCRIPTION

A PORTION OF THE LANDS OF SWEETWATER HOLDINGS, LLC AS DESCRIBED IN DOCUMENT #206021897 AND BEING A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 12 EAST, ALLEN COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SITUATED ON THE SOUTH LINE OF SWEETWATER HOLDINGS, LLC AS DESCRIBED IN DOCUMENT #206021897 LOCATED NORTH 00°52'24" WEST 1922.27 FEET FROM THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER; THENCE NORTH 00°52'24" WEST ALONG THE WEST LINE OF SAID EAST HALF A DISTANCE OF 731.85 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY OF U.S. #30, SAID POINT MARKED BY A 5/8"X24" REBAR WITH A "BERTSCH-FRANK" IDENTIFICATION CAP (FIRM #0081); THENCE NORTH 89°46'25" EAST ALONG THE SOUTH RIGHT-OF-WAY OF U.S. #30 A DISTANCE OF 847.75 FEET TO A POINT OF DEFLECTION, SAID POINT MARKED BY A 5/8"X24" REBAR WITH A "BERTSCH-FRANK" IDENTIFICATION CAP (FIRM #0081); THENCE SOUTH 89°24'55" EAST ALONG THE SOUTH RIGHT-OF-WAY OF U.S. #30 A DISTANCE OF 381.00 FEET TO A POINT OF DEFLECTION, SAID POINT MARKED BY A 5/8"X24" REBAR WITH A "BERTSCH-FRANK" IDENTIFICATION CAP (FIRM #0081); THENCE SOUTH 37°17'09" EAST ALONG THE SOUTH RIGHT-OF-WAY OF U.S. #30 A DISTANCE OF 60.37 FEET TO A POINT OF INTERSECTION WITH THE WEST 50' RIGHT-OF-WAY OF KROEMER ROAD AS DESCRIBED IN DOCUMENT #74-26919. SAID POINT MARKED BY A 5/8"X24" REBAR WITH A "BERTSCH-FRANK" IDENTIFICATION CAP (FIRM #0081); THENCE SOUTH 00°56'29" EAST ALONG THE WEST 50' RIGHT-OF-WAY OF KROEMER ROAD AS DESCRIBED IN DOCUMENT #74-26919 A DISTANCE OF 663.24 FEET TO THE SOUTHEAST CORNER OF THE LANDS OF SWEETWATER HOLDINGS, LLC, SAID CORNER MARKED BY A 5/8" REBAR WITH A "SAUER" IDENTIFICATION CAP; THENCE SOUTH 89°05'31" WEST ALONG THE SOUTH LINE OF SWEETWATER HOLDINGS, LLC A DISTANCE OF 1265.20 FEET TO THE POINT OF BEGINNING, CONTAINING 20.98 ACRES, MORE OR LESS.

Together with an easement for ingress and egress and for all necessary utility purposes

across the following-described real estate, to wit:

Beginning at a point situated on the South line of Sweetwater Holdings, LLC as described in Document No. 2060218797 located North 00 degrees 52 minutes 24 seconds West 1922.27 feet from the Southwest corner of the East half of the Southeast quarter, thence North 00 degrees 52 minutes 24 seconds West along the West line of said east half a distance of 85 feet to a point; thence North 84 degrees 03 minutes 31 seconds parallel and 85 feet normally distant to the South line of Sweetwater Holdings, LLC a distance of 1265.10 feet to a point of intersection with the West 50-foot right-of-way of Kroemer Road as described in Document No. 14-26919; thence South 00 degrees 56 minutes 24 seconds East along the West 50-foot right-of-way of Kroemer Road as described in Document No. 14-26919 a distance of 85 feet to the Southeast corner of the lands of Sweetwater Holdings, LLC said corner marked by a 5/8-inch rebar with a "sauer" identification cap; thence South 89 degrees 3 minutes 31 seconds West along the South line of Sweetwater Holdings, LLC a distance of 1265.20 feet to the point of beginning, containing 2.47 acres more or less.

**NEW 20.98 AC. DESCRIPTION**

A PORTION OF THE LANDS OF SWEETWATER HOLDINGS, LLC AS DESCRIBED IN DOCUMENT #206021897 AND BEING A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 12 EAST, ALLEN COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SITUATED ON THE SOUTH LINE OF SWEETWATER HOLDINGS, LLC AS DESCRIBED IN DOCUMENT #206021897 LOCATED NORTH 00°52'24" WEST 1922.27 FEET FROM THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER; THENCE NORTH 00°52'24" WEST ALONG THE WEST LINE OF SAID EAST HALF A DISTANCE OF 731.85 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY OF U.S. #30, SAID POINT MARKED BY A 5/8"X24" REBAR WITH A "BERTSCH-FRANK" IDENTIFICATION CAP (FIRM #0081); THENCE NORTH 89°46'25" EAST ALONG THE SOUTH RIGHT-OF-WAY OF U.S. #30 A DISTANCE OF 847.75 FEET TO A POINT OF DEFLECTION, SAID POINT MARKED BY A 5/8"X24" REBAR WITH A "BERTSCH-FRANK" IDENTIFICATION CAP (FIRM #0081); THENCE SOUTH 89°24'55" EAST ALONG THE SOUTH RIGHT-OF-WAY OF U.S. #30 A DISTANCE OF 381.00 FEET TO A POINT OF DEFLECTION, SAID POINT MARKED BY A 5/8"X24" REBAR WITH A "BERTSCH-FRANK" IDENTIFICATION CAP (FIRM #0081); THENCE SOUTH 37°17'09" EAST ALONG THE SOUTH RIGHT-OF-WAY OF U.S. #30 A DISTANCE OF 60.37 FEET TO A POINT OF INTERSECTION WITH THE WEST 50' RIGHT-OF-WAY OF KROEMER ROAD AS DESCRIBED IN DOCUMENT #74-26919, SAID POINT MARKED BY A 5/8"X24" REBAR WITH A

"BERTSCH-FRANK" IDENTIFICATION CAP (FIRM #0081); THENCE SOUTH 00°56'29" EAST ALONG THE WEST 50' RIGHT-OF-WAY OF KROEMER ROAD AS DESCRIBED IN DOCUMENT #74-26919 A DISTANCE OF 663.24 FEET TO THE SOUTHEAST CORNER OF THE LANDS OF SWEETWATER HOLDINGS, LLC, SAID CORNER MARKED BY A 5/8" REBAR WITH A "SAUER" IDENTIFICATION CAP; THENCE SOUTH 89°05'31" WEST ALONG THE SOUTH LINE OF SWEETWATER HOLDINGS, LLC A DISTANCE OF 1265.20 FEET TO THE POINT OF BEGINNING, CONTAINING 20.98 ACRES, MORE OR LESS.

Admn. Appr.

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Sweetwater Sound, Inc. is requesting the designation of an Economic Revitalization Area for both real and personal property improvements in the amount of \$20,342,000. In order to expand, Sweetwater Sound, Inc. will add approximately 110,000 square feet to its facility and install new logistical distribution and information technology equipment.**

EFFECT OF PASSAGE: **Installing new equipment and constructing the addition will allow Sweetwater Sound, Inc. to continue its growth at their current location. Three hundred and fifty-eight full-time jobs will be created.**

EFFECT OF NON-PASSAGE: **Potential loss of development and 358 full-time jobs.**

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:** January 4, 2013  
**RE:** Request for designation by Sweetwater Sound, Inc. as an ERA for real and personal property improvements

## BACKGROUND

PROJECT ADDRESS: **5501 U.S. Highway 30 West** PROJECT LOCATED WITHIN: **N/A**  
 PROJECT COST: **\$ 20,342,000** COUNCILMANIC DISTRICT: **3**

COMPANY PRODUCT OR SERVICE: **Sweetwater Sound, Inc. is the country's most respected dealer in high-technology equipment for musicians, recording studios, and broadcasters. Sweetwater sells said equipment through expert sales and services offered at and through its Fort Wayne facility.**

PROJECT DESCRIPTION: **Sweetwater Sound, Inc. will construct an additional 110,000 square feet of space (35,000 which will be warehouse space with the remaining space being made up of classrooms, offices, and public space). Sweetwater will also install new information technology equipment and logistical equipment which will be used in shipping.**

### CREATED

JOBS CREATED (FULL-TIME): **358**  
 JOBS CREATED (PART-TIME): **45**  
 TOTAL NEW PAYROLL: **\$20,885,905**  
 AVERAGE SALARY (FULL-TIME NEW): **\$57,226**

### RETAINED

JOBS RETAINED (FULL-TIME): **413**  
 JOBS RETAINED (PART-TIME): **86**  
 TOTAL RETAINED PAYROLL: **\$23,312,062**  
 AVERAGE SALARY (FULL-TIME RETAINED): **\$54,995**

## 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**

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?

**Explain: Sweetwater Sound, Inc. will create 403 jobs and retain 499 jobs.**

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 rate of full-time jobs retained is 379% 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 365% 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

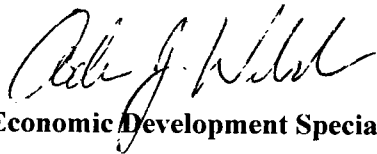
Per the policy of the City of Fort Wayne, the following guidelines apply to this project:

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

Under Fort Wayne Common Council's tax abatement policies and procedures, Sweetwater Sound, Inc. is eligible for ten year deductions 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.

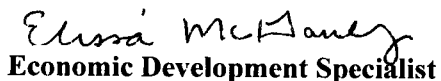
## COMMENTS

Signed:



Economic Development Specialist

Reviewed:



Economic Development Specialist

**COMMUNITY DEVELOPMENT DIVISION**

## Real Property Abatements

Tax Abatement Review System

	Points Possible	Points Awarded
<b>Total new investment in real property (new structures and/or rehabilitation)</b>		
Over \$1,000,000	10	10
\$500,000 to \$999,999	8	
\$100,000 to \$499,999	6	
Under \$100,000	4	
<b>Total number of jobs created and/or retained</b>		
Over 150	10	10
75 to 149	8	
25 to 74	6	
10 to 24	4	
Under 10	2	
<b>Current # of employees increases 50-99%</b>	6	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	10
201% to 300% of the Federal Minimum Wage	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>51</b>

7 to 11 points - Three Year Abatement  
 12 to 16 points - Five Year Abatement  
 17 to 23 points - Seven Year Abatement  
 24 to 67 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%

## Personal Property Abatements

Tax Abatement Review System

	Points Possible	Points Awarded
<b>Total new investment in equipment</b>		
Over \$5,000,000	10	10
\$1,000,000 to \$4,999,999	8	
\$500,000 to \$999,999	6	
\$0 to \$499,999	4	
<b>Total number of jobs created and/or retained</b>		
Over 150	10	10
75 to 149	8	
25 to 74	6	
10 to 24	4	
Under 10	2	
<b>Current # of employees increases 50-99%</b>	6	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	10
201% to 300% of the Federal Minimum Wage	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>51</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%

**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 AV	Tax Rate	Tax Paid	Tax Saved
1	\$1,942,000	\$1,776,800	\$776,800	100%	0%	\$776,800	\$0	0.030261	\$0	\$231,507
2	\$1,942,000	\$1,087,520	\$1,087,520	90%	10%	\$978,788	\$108,752	0.030261	\$3,291	\$29,618
3	\$1,942,000	\$815,640	\$815,640	80%	20%	\$652,512	\$163,128	0.030261	\$4,936	\$19,746
4	\$1,942,000	\$621,440	\$621,440	70%	30%	\$435,008	\$186,432	0.030261	\$5,642	\$13,164
5	\$1,942,000	\$582,600	\$582,600	60%	40%	\$291,300	\$223,040	0.030261	\$7,052	\$10,578
6	\$1,942,000	\$582,600	\$582,600	50%	50%	\$291,300	\$291,300	0.030261	\$8,815	\$8,815
7	\$1,942,000	\$582,600	\$582,600	40%	60%	\$233,040	\$349,560	0.030261	\$10,578	\$7,052
8	\$1,942,000	\$582,600	\$582,600	30%	70%	\$174,780	\$407,820	0.030261	\$12,341	\$5,289
9	\$1,942,000	\$582,600	\$582,600	20%	80%	\$116,520	\$466,080	0.030261	\$14,104	\$3,526
10	\$1,942,000	\$582,600	\$582,600	10%	90%	\$58,260	\$524,340	0.030261	\$15,867	\$1,763
11	\$1,942,000	\$582,600	\$582,600	0%	100%	\$0	\$582,600	0.030261	\$17,630	\$0
TOTAL TAX SAVED										\$123,058
TOTAL TAX PAID										\$82,626

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	\$18,400,000	\$18,400,000	\$18,400,000	100%	0%	\$18,400,000	\$0	0.030261	\$0	\$556,802
2	\$18,400,000	\$18,400,000	\$18,400,000	95%	5%	\$1,780,000	\$920,000	0.030261	\$27,840	\$528,962
3	\$18,400,000	\$18,400,000	\$18,400,000	80%	20%	\$14,720,000	\$3,680,000	0.030261	\$111,360	\$445,442
4	\$18,400,000	\$18,400,000	\$18,400,000	65%	35%	\$11,960,000	\$6,440,000	0.030261	\$194,881	\$361,922
5	\$18,400,000	\$18,400,000	\$18,400,000	50%	50%	\$9,200,000	\$9,200,000	0.030261	\$278,401	\$278,401
6	\$18,400,000	\$18,400,000	\$18,400,000	40%	60%	\$7,360,000	\$11,040,000	0.030261	\$334,081	\$222,721
7	\$18,400,000	\$18,400,000	\$18,400,000	30%	70%	\$5,520,000	\$12,880,000	0.030261	\$389,762	\$167,041
8	\$18,400,000	\$18,400,000	\$18,400,000	20%	80%	\$3,680,000	\$14,720,000	0.030261	\$445,442	\$111,360
9	\$18,400,000	\$18,400,000	\$18,400,000	10%	90%	\$1,840,000	\$16,560,000	0.030261	\$501,122	\$55,680
10	\$18,400,000	\$18,400,000	\$18,400,000	5%	95%	\$920,000	\$17,480,000	0.030261	\$528,962	\$27,840
11	\$18,400,000	\$18,400,000	\$18,400,000	0%	100%	\$0	\$18,400,000	0.030261	\$556,802	\$0
TOTAL TAX SAVED REAL PROPERTY										\$2,766,172
TOTAL TAX PAID REAL PROPERTY (10 yrs)										\$2,811,852
TOTAL TAX SAVED MACHINERY & BUILDING (10 yrs on 10 yr deduction)										\$2,879,230
TOTAL TAX PAID MACHINERY & BUILDING (10 yrs on 10 yr deduction)										\$2,894,478

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

