

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 4817 Industrial Road, Fort Wayne, Indiana 46825 (Fort Wayne Industrial Properties, LLC)

WHEREAS, Petitioner has duly filed its petition dated September 5, 2013 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 30 full-time, permanent jobs for a total new, annual payroll of \$1,750,000, with the average new annual job salary being \$58,333; and

WHEREAS, the total estimated project cost is \$750,000; 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";
- ... Common Council shall publish notice in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption and substance of this resolution and setting this designation as an "Economic Revitalization Area" for public hearing.

SECTION 3. That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall apply to both a deduction of the assessed value of real estate and occupation of an eligible vacant building.

SECTION 4. That, the estimate of the number of individuals that will be employed or whose employment will be retained and the estimate of the annual salaries of those individuals and the estimate of the value of redevelopment or rehabilitation and the estimate of the value of occupation of the eligible vacant building, all contained in Petitioner's Statement of Benefits, are reasonable and are benefits that can be reasonably expected to result from the proposed described redevelopment or rehabilitation and from the occupation of the eligible vacant building.

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

- ... If the proposed development does not occur, the approximate current year tax rates for this site would be \$3.1821/\$100.
- ... If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be \$3.1821/\$100 (the change would be negligible).

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- ... 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 \$3.1821/\$100 (the change would be negligible).
- ... If the proposed occupation of the eligible vacant building does not occur, the approximate current year tax rates for this site would be \$3.1821/\$100.
- ... If the proposed occupation of the eligible vacant building does occur and no deduction is granted, the approximate current year tax rate for the site would be \$3.1821/\$100 (the change would be negligible).
- ... If the proposed occupation of the eligible vacant building does occur and a deduction percentage of eighty percent (80%) is assumed, the approximate current year tax rate for the site would be \$3.1821/\$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 seven years, and the deduction from the assessed value of the occupation of the eligible vacant building shall be for a period of one year.

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

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

SECTION 9. The deduction schedule from the assessed value of the occupation of the eligible vacant building pursuant to I.C. 6-1.1-12.1-17 shall look like this:

Year of Deduction	Percentage
1	100%

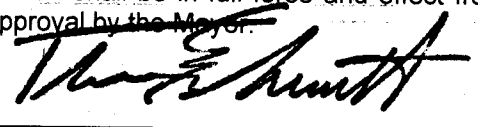
SECTION 10. That, the benefits described in the Petitioner's Statement of Benefits can be reasonably expected to result from the project and are sufficient to justify the applicable deductions.

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

SECTION 12. That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that has received a deduction under section 3, 4.5 or 4.8 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 or the tenant of the property owner in the case of section 4.8 ceases operations at the facility for which the deduction was granted and if the Common Council finds that the property owner obtained the deduction by intentionally providing false information concerning the property owner's plans to continue operation at the facility.

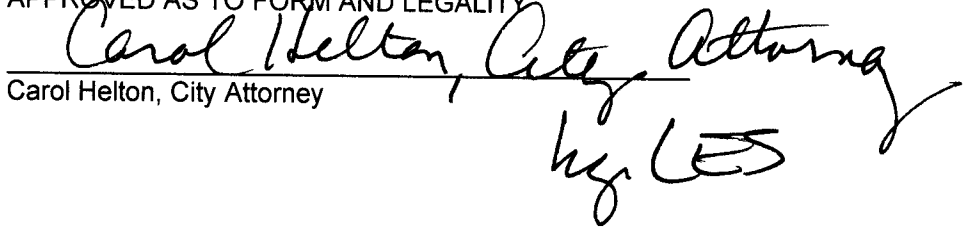
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SECTION 13. That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.



Member of Council

APPROVED AS TO FORM AND LEGALITY



Carol Helton, City Attorney





SEP 05 2013 *one*

**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: \$ 750,000
 Total cost of manufacturing equipment improvements: _____
 Total cost of research and development equipment improvements: _____
 Total cost of logistical distribution equipment improvements: _____
 Total cost of information technology equipment improvements: _____
TOTAL OF ABOVE IMPROVEMENTS: \$ 750,000

GENERAL INFORMATION

Real property taxpayer's name: Fort Wayne Industrial Properties LLC
 Personal property taxpayer's name: _____
 Telephone number: 260-469-3760
 Address listed on tax bill: 7077 Smith Rd, Fort Wayne, IN 46809
 Name of company to be designated, if applicable: _____
 Year company was established: 2012
 Address of property to be designated: 4817 Industrial Rd. Fort Wayne, IN 46825
 Real estate property identification number: 02-07-23-326-012.000-073
 Contact person name: Scott Fredrick
 Contact person telephone number: (260) 469-3760 Contact person Email: scott@primco.net
 Contact person address: PO Box 9530, Fort Wayne IN 46809

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Fredrick, Scott	Member	7107 Smith Rd. Fort Wayne IN 46809	(260) 469-3760
Fredrick, Todd	Member	7107 Smith Rd. Fort Wayne IN 46809	(260) 478-1548

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

NAME	PERCENTAGE
Fredrick, Scott	50%
Fredrick, Todd	50%

- Yes No Are any elected officials shareholders or holders of any debt obligation of the applicant or operating business? If yes, who? (name/title) _____
- Yes No Is the property for which you are requesting ERA designation totally within the corporate limits of the City of Fort Wayne?
- Yes No Do you plan to request state or local assistance to finance public improvements?
- Yes No Is the property for which you are requesting ERA designation located in an Economic Development Target Area (EDTA)? (see attached map for current areas)
- Yes No Does the company's business include a retail component? If yes, answer the following questions:
 What percentage of floor space will be utilized for retail activities? To be determined
 What percentage of sales is made to the ultimate customer? 100%
 What percentage of sales will be from service calls? 70%

What is the percentage of clients/customers served that are located outside of Allen County? 20%

What is the company's primary North American Industrial Classification Code (NAICs)? 327300

Describe the nature of the company's business, product, and/or service:

Concrete, Aggregate and Supplies

Dollar amount of annual sales for the last three years:

Year	Annual Sales
2010-2012	\$ 33,000,000.00

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

Customer Name	City/State	Annual Gross Sales
Confidential		

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

Supplier Name	City/State	Annual Gross Purchases
Buzzi Cement	Fort Wayne IN	\$ 4,000,000
Hanson Aggregates	Fort Wayne IN	\$ 3,000,000
Lafarge Cement	Paulding, OH	\$ 3,000,000

List the company's top three competitors:

Competitor Name	City/State
Eric Haven	Fort Wayne IN
Keystone	Fort Wayne IN
Irving Materials, Inc	Fort Wayne IN

Describe the product or service to be produced or offered at the project site:

This will be the business headquarters that will offer concrete, aggregate, and supplies.

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?

This building has been unoccupied for over three years and the intent is to make additions and finish this building to house the headquarter facility which will add additional jobs to the community.

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:

10,125 Square foot warehouse.

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

Unoccupied.

Describe the improvements to be made to the property to be designated for tax phase-in purposes:

Adding to and completing the building to make it functional to house the headquarters operation facility.

Projected construction start (month/year): 10/2013

Projected construction completion (month/year): 12/2013

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)

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

Yes No Will the equipment be leased?

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

Date last piece of equipment will be installed (month/year): _____

Please provide the depreciation schedule term for equipment under consideration for personal property tax phase-in:

ELIGIBLE VACANT BUILDING INFORMATION

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

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

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

10,125 Square foot warehouse.

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

Projected occupancy date (month/year): 11/2013

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 property was on the market by the previous owner to our investment in the building and previous owner attempted to sell building, the previous sales opportunities did not exist due to space limitations , parking, and etc., and access to adjacent buildings.

PUBLIC BENEFIT INFORMATION

EMPLOYMENT INFORMATION FOR FACILITY TO BE DESIGNATED

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

Please be specific on job descriptions. When listing the occupation codes, please avoid using the "Major Occupational Groupings" (i.e. 11-000, 13-000, 15-000, etc.) which are more general in nature. Instead, use specific occupation codes (i.e. 11-1021, 13-1081, 15-2041 etc) for each created and retained job. To fill out information on occupation and occupation code, use data available through Occupation Employment Statistics for Fort Wayne
http://www.bls.gov/oes/current/oes_23060.htm

Current Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
None			

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
None			

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Administrative		30	\$ 1,750,000

PUBLIC BENEFIT INFORMATION

Current Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
None			

Retained Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
None			

Additional Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
None			

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

List any benefits not mentioned above:

Vision insurance

When will you reach the levels of employment shown above? (month/year): 12/2015

REQUIRED ATTACHMENTS

The following must be attached to the application.

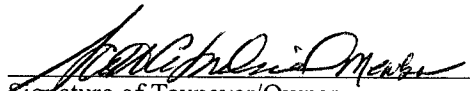
1. **Statement of Benefits Form(s) (first page/front side completed)**
2. **Full legal description of property and a plat map identifying the property boundaries. (Property tax bill legal descriptions are not sufficient.) Should be marked as Exhibit A.**
3. **Check for non-refundable application fee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

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



 Signature of Taxpayer/Owner

Scott Kresslick Member

 Printed Name and Title of Applicant

8/28/13

 Date



**STATEMENT OF BENEFITS
VACANT BUILDING DEDUCTION**

State Form 55182 (2-13)
Prescribed by the Department of Local Government Finance

CITY OF FT WAYNE

SEP 20 2013 *ime*

20 ___ PAY 20 ___

FORM SB-1 / VBD

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

- Eligible vacant building (IC 6-1.1-12.1-4.8)
 Enhanced eligible vacant building (IC 6-1.1-12.1-16)

COMMUNITY DEVL.

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:

- 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 occupation of the eligible vacant building for which the person wishes to claim a deduction.
- To obtain a vacant building deduction, a Form 322/VBD must be filed with the county auditor before May 10 in the year in which the property owner or his tenant occupies the vacant building or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. If the property owner misses the May 10 deadline in the initial year of occupation, he can apply between March 1 and May 10 of a subsequent year.
- A property owner who files the Form 322/VBD must provide the county auditor and the designating body with a Form CF-1/VBD to show compliance with the approved Form SB-1/VBD. The Form CF-1/VBD must also be updated each year in which the deduction is applicable.

SECTION 1 TAXPAYER INFORMATION

Name of taxpayer Fort Wayne Industrial Properties, LLC		
Address of taxpayer (number and street, city, state, and ZIP code) 7078 Smith Road, Fort Wayne, IN 46809		
Name of contact person Scott Fredrick	Telephone number (260) 469-3760	E-mail address scott@primco.net

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body Fort Wayne Common Council		Resolution number
Location of property 4817 Industrial Road, Fort Wayne, IN 46825	County Allen	DLGF taxing district number 073
Description of eligible vacant building that the property owner or tenant will occupy (use additional sheets if necessary). 10,125 square foot warehouse		Estimated occupancy date (month, day, year) 11/30/13
		Estimated date placed-in-use (month, day, year) 11/30/13

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

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
0	0.00	0	0.00	30	1,750,000.00

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values	445,000.00	417,600.00
Plus estimated values of proposed project	750,000.00	525,000.00
Less values of any property being replaced	0.00	0.00
Net estimated values upon completion of project		

SECTION 5 EFFORTS TO SELL OR LEASE VACANT BUILDING

Described efforts by the owner to sell, lease, or rent the building during period of vacancy:
Property was on the market by previous owner but previous sales opportunities did not materialize due to the property's space limitations, parking, and access to adjacent buildings.

Show amount for which the building was offered for sale, lease, or rent during period of vacancy.
\$550,000

List any other benefits resulting from the occupancy of the eligible vacant building.

SECTION 6 TAXPAYER CERTIFICATION

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

Signature of authorized representative <i>[Signature]</i> MEMBER	Title Member	Date signed (month, day, year) 9/18/13
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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 being allowed:

- Eligible vacant building - One Year Only at 100% (IC 6-1.1-12.1-4.8)
- Eligible vacant building - Two Years: First Year 100%; Second Year 50% (IC 6-1.1-12.1-4.8)
- Eligible vacant building - Three Years: First Year 100%; Second Year 50%; Third Year 50% (IC 6-1.1-12.1-4.8 & IC 6-1.1-12.1-16(b))
- Enhanced eligible vacant building - One Year Only 100% (IC 6-1.1-12.1-16) NOTE: See special requirements below.**
- Enhanced eligible vacant building - Two Years at 100% per year (IC 6-1.1-12.1-16) NOTE: See special requirements below.**
- Enhanced eligible vacant building - Three Years at 100% per year (IC 6-1.1-12.1-16) NOTE: See special requirements below.**

IC 6-1.1-12.1-16 Enhancement of deduction schedules; criteria**

Sec. 16. (a) This section applies to property that is the subject of a deduction application filed after June 30, 2011, if:

(1) property that is the subject of a deduction application is an eligible vacant building with at least fifty thousand (50,000) square feet and, as a condition of obtaining the deduction, the deduction applicant agrees to use the eligible vacant building for industrial or commercial purposes;

(2) as a condition of obtaining a deduction under this chapter, the deduction applicant agrees to invest at least ten million dollars (\$10,000,000) in property that is eligible for a deduction under this chapter;

(3) property that is the subject of a deduction application consists of a proposed rehabilitation of property in a designated downtown area; or

(4) the property that is the subject of a deduction application is or will be located in a county in which:

(A) the average annualized unemployment rate in each of the two (2) calendar years immediately preceding the current calendar year exceeded the statewide average annualized unemployment rate for each of the same calendar years by at least two percent (2%); or

(B) the average annualized unemployment rate in the immediately preceding calendar year was at least double the statewide average annualized unemployment rate for the same period; as determined by the department of workforce development.

C. Statutory Limits under IC 6-1.1-12.1-4.8(k) (Applicable to abatements under IC 6-1.1-12.1-4.8 and IC 6-1.1-12.1-16)

The maximum amount of a deduction to the assessed value under this section may not exceed the lesser of:

(1) the annual amount for which the eligible vacant building was offered for lease or rent by the owner or a previous owner during the period the eligible vacant building was unoccupied; or

(2) an amount, as determined by the designating body in its discretion, that is equal to the annual amount for which similar buildings in the county or contiguous counties were leased or rented or offered for lease or rent during the period the eligible vacant building was unoccupied.

The designating body determines the amount of this limit to be: 417,600

NOTE: The county auditor will use the lesser of this limit or the deduction calculated from the actual assessed value of the eligible vacant building (does not include land) times the applicable deduction percentage for each year the deduction is applied.

D. Other limits or conditions (specify) _____

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) <i>Thomas F. Dillier</i>	Telephone number <i>(260) 427-1221</i>	Date signed (month, day, year) <i>9-24-13</i>
Attested by (signature and title of attester) <i>Ronald F. Kennedy</i>	Designating body <i>Common Council</i>	

* 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.

IC 6-1.1-12.1-1(17) defines an "Eligible vacant building" as a building that:

(A) is zoned for commercial or industrial purposes; and

(B) is unoccupied for at least one (1) year before the owner of the building or a tenant of the owner occupies the building, as evidenced by a valid certificate of occupancy, paid utility receipts, executed lease agreements, or any other evidence of occupation that the department of local government finance requires.



**STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51767 (R4 / 2-13)
Prescribed by the Department of Local Government Finance

CITY OF FT WAYNE

SEP 05 2013 *emc*

2014 PAY 2015
FORM SB-1 / Real Property
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).

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

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

COMMUNITY DEVL.

INSTRUCTIONS:

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body **BEFORE** 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)
- 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.
- To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. If the property owner misses the May 10 deadline in the initial year of occupation, he can apply between March 1 and May 10 of a subsequent year.
- 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(j)].
- The schedules established under IC 6-1.1-12.1-4(d) for rehabilitated property apply to any economic revitalization areas designated after June 30, 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 economic revitalization areas designated before July 1, 2000.

SECTION 1 TAXPAYER INFORMATION

Name of taxpayer Fort Wayne Industrial Properties LLC		
Address of taxpayer (number and street, city, state, and ZIP code) 7078 Smith Road, Fort Wayne IN 46809		
Name of contact person Scott Fredrick	Telephone number (260 -) 469-3760	E-mail address scott@primco.net

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body Fort Wayne Common Council	Resolution number
Location of property 4817 Industrial Rd. Fort Wayne, IN 46825	County Allen
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Additions and completion to a 10,125 square foot vacant building to make it a functional headquarters facility adding new jobs.	DLGF taxing district number 073
	Estimated start date (month, day, year) 10/01/2013
	Estimated completion date (month, day, year) 12/31/2013

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

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
0	0	0	0	30.00	\$1,750,000.00

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values	445,000.00	417,600.00
Plus estimated values of proposed project	750,000.00	525,000.00
Less values of any property being replaced		
Net estimated values upon completion of project	1,195,000.00	942,600.00

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (pounds) _____	Estimated hazardous waste converted (pounds) _____
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Other benefits

SECTION 6 TAXPAYER CERTIFICATION

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

Signature of authorized representative <i>Scott Fredrick</i>	Title MEMBER	Date signed (month, day, year) 8/29/13
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FOR USE OF THE DESIGNATING BODY

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

- A. The designated area has been limited to a period of time not to exceed _____ calendar years* (see below). The date this designation expires is 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
- C. The amount of the deduction applicable is limited to \$ unlimited.
- D. Other limitations or conditions (specify) _____
- E. The deduction is allowed for Seven 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) <u>T Thomas F Disher</u>	Telephone number <u>(260) 427-1221</u>	Date signed (month, day, year) <u>10-8-13</u>
Attested by (signature and title of attester) <u>Daniel P. Kennedy</u>	Designated body <u>Common Council</u>	

* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4.

- 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 30, 2000, and is not in a residentially distressed area, the deduction period may not exceed ten (10) years.

EXHIBIT A

Ft. Wayne

(Legal Description)

Real property in the City of Fort Wayne, County of Allen, State of Indiana, described as follows:

N212.5 OF S1856.7

OF E310 OF W574.6FT

E1/2 SW1/4 SEC 23

4817 Industrial Rd, Fort Wayne IN 46825

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Fort Wayne Industrial Properties, LLC is requesting the designation of an Economic Revitalization Area for real property improvements in the amount of \$750,000. In order to expand, Fort Wayne Industrial Properties, LLC will make renovations to an existing eligible vacant building.**

EFFECT OF PASSAGE: **Fort Wayne Industrial Properties, LLC will make renovations to an existing building that has sat vacant for over three years so that company can occupy the building for its operations. 30 full-time jobs will be created as a result of the project.**

EFFECT OF NON-PASSAGE: **Potential loss of development and 30 full-time jobs**

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

ASSIGNED TO COMMITTEE (PRESIDENT): **Tom Smith and John Crawford**

MEMORANDUM



TO: City Council
FROM: Elissa McGauley, Economic Development Specialist
DATE: September 19, 2013
RE: Request for designation by Fort Wayne Industrial Properties, LLC as an ERA for eligible vacant building and real property improvements

BACKGROUND

PROJECT ADDRESS:	4817 Industrial Road	PROJECT LOCATED WITHIN:	Not Applicable
PROJECT COST:	\$ 750,000	COUNCILMANIC DISTRICT:	3

COMPANY PRODUCT OR SERVICE: PROJECT DESCRIPTION:	Business headquarters that will offer concrete, aggregate and supplies Occupation of an existing vacant building and improvements to existing building including expanding the building from 10,125 square feet to 14,274 square feet to provide for office, sales and service operations.
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CREATED		RETAINED	
JOBS CREATED (FULL-TIME):	30	JOBS RETAINED (FULL-TIME):	0
JOBS CREATED (PART-TIME):	0	JOBS RETAINED (PART-TIME):	0
TOTAL NEW PAYROLL:	\$ 1,750,000	TOTAL RETAINED PAYROLL:	\$ 0
AVERAGE SALARY (FULL-TIME NEW):	\$ 58,333	AVERAGE SALARY (FULL-TIME RETAINED):	\$ 0

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 IN3, a heavy industrial zoning classification. Use of property is consistent with the land use policies of the City of Fort Wayne.

Yes No N/A

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

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?

Explain: LEED Certification is being applied for. The concrete placed in the building will be 50% recycled materials. 60% of T-5 lighting will be high efficiency lights. Heating and cooling will be 95% efficiency rating equipment.

Yes No N/A

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

Explain: Roof water and run off from the property flows to a dry basin on the property. Low flow sinks and toilets will be installed in the restrooms.

Yes No N/A

ERA designation induces employment opportunities for Fort Wayne area residents?

Explain: 30 full-time jobs will be created as a result of the project.

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 seven years.
2. The period of deduction for eligible vacant building is one year.

Under Fort Wayne Common Council's tax abatement policies and procedures, Fort Wayne Industrial Properties is eligible for a seven year deduction on real property improvements. Fort Wayne Industrial Properties, LLC has also requested a vacant building abatement. Attached is a spreadsheet that shows how the application scored under the review system and an estimate of real property tax savings with the seven year deduction.

COMMENTS

Signed:

Elissa McDanley
Economic Development Specialist

Real Property Abatements

Tax Abatement Review System

	Points Possible	Points Awarded
INVESTMENT (30 points possible)		
Total new investment in real property (new structures and/or rehabilitation)		
Over \$1,000,000	10	
\$500,000 to \$999,999	8	8
\$100,000 to \$499,999	6	
Under \$100,000	4	
<hr/>		
Investment per employee (both jobs created and retained)		
\$35,000 or more	10	
\$18,500 to \$34,999	8	8
\$6,250 to \$18,499	6	
\$1,250 to \$6,249	4	
less than \$1,250	2	
<hr/>		
Estimated local income taxes generated from jobs retained		
\$80,000 or more	5	
\$30,000 to \$79,999	4	
\$10,000 to \$29,999	3	
\$5,000 to \$9,999	2	
less than \$5,000	1	
<hr/>		
Estimated local income taxes generated from jobs created (Double points for start-up)		
\$30,000 or more	5	
\$10,000 to \$29,999	4	4
\$5,000 to \$9,999	3	
\$3,000 to \$4,999	2	
less than \$3,000	1	
<hr/>		
ECONOMIC BASE (20 points possible)		
Location Quotient in designated Occupation Code (use majority Occupation Code of all created and retained jobs)		
Greater than 1.0	5	
<hr/>		
Estimated Percent of Business done outside Allen County		
Greater than 75%	15	
50% to 74%	10	
25% to 49%	5	
<hr/>		
JOBS (20 points possible)		
Total number of permanent jobs retained		
Over 250	10	
100 to 249	8	
50 to 99	6	
25 to 49	4	
10 to 24	2	
1 to 9	1	
<hr/>		
Total number of permanent jobs created (Double for start-up)		
Over 100	10	
50-99	8	
25-49	6	6
10-24	4	
1 to 9	2	
<hr/>		
WAGES (20 points possible)		
Median salary of the jobs created and/or retained		
Over \$45,000	20	20
\$40,000 to \$44,999	16	
\$35,000 to \$39,999	12	
\$30,000 to \$34,999	8	
\$25,000 to \$29,999	4	
under \$25,000	0	
<hr/>		
BENEFITS (10 points possible)		
Major Medical Plan	7	7
Pension, Tuition Reimbursement, Life Insurance, Dental Insurance, Disability Insurance,	3	3
<hr/>		
SUSTAINABILITY		
Construction uses green building techniques (ie LEED Certification)	5	5
Construction uses techniques to minimize impact on Combined Sewer Overflows (CSOs)	5	5
<hr/>		
Total	66	

Length of Abatement

20 to 39 points - 3 year abatement
 40 to 59 points - 5 year abatement
 60 to 79 points - 7 year abatement
 70 to 100 points - 10 year abatement

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

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

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

REAL PROPERTY TAX ABATEMENT - 7 yr Schedule

Year	Cash Value	True Tax Value	Assessed Value	Tax Abatement %	Tax Paid %	Deduction	Taxable AV	Tax Rate	Tax Paid	Tax Saved
1	\$750,000	\$750,000	\$750,000	100%	0%	\$750,000	\$0	0.031821	\$0	\$23,866
2	\$750,000	\$750,000	\$750,000	85%	15%	\$637,500	\$112,500	0.031821	\$3,580	\$20,286
3	\$750,000	\$750,000	\$750,000	71%	29%	\$532,500	\$217,500	0.031821	\$6,921	\$16,945
4	\$750,000	\$750,000	\$750,000	57%	43%	\$427,500	\$322,500	0.031821	\$10,262	\$13,603
5	\$750,000	\$750,000	\$750,000	43%	57%	\$322,500	\$427,500	0.031821	\$13,603	\$10,262
6	\$750,000	\$750,000	\$750,000	29%	71%	\$217,500	\$532,500	0.031821	\$16,945	\$6,921
7	\$750,000	\$750,000	\$750,000	14%	86%	\$105,000	\$645,000	0.031821	\$20,525	\$3,341
8	\$750,000	\$750,000	\$750,000	0%	100%	\$0	\$750,000	0.031821	\$23,866	\$0

TOTAL TAX SAVED REAL PROPERTY
TOTAL TAX PAID REAL PROPERTY

\$95,224
\$95,702

(7 yrs on 7 yr deduction)
(7 yrs on 7 yr deduction)

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

Public Hearing Date, if applicable _____

Read the first time in full and on motion by Councilman Thomas Smith
Read the second time by title and referred to the Finance Committee
Committee. Read the third time in full and on motion by Councilman
Smith, placed on passage by the following vote:

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

DATED: 9-24-13 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-84-13 on the 24th day of
September, 2013

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

T. Thomas F. Didier
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 25th day
of September, 2013, at the hour of 12:00 o'clock P.M. E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 30th day of September
2013, at the hour of 12:30 o'clock P.M. E.S.T.

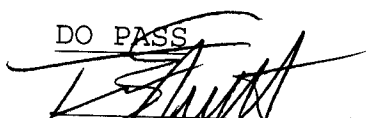
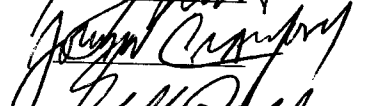


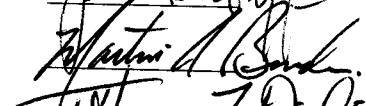
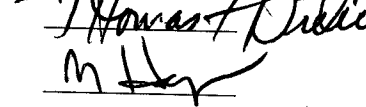
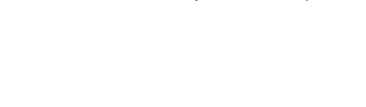

Thomas C. Henry
THOMAS C. HENRY, MAYOR

REPORT OF THE COMMITTEE ON FINANCE

SEPTEMBER 24, 2013

TOM SMITH – CHAIR
JOHN CRAWFORD – CO-CHAIR
ALL COUNCIL MEMBERS

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for the property commonly known as 4817 Industrial Road, Fort Wayne, Indiana 46825 (Fort Wayne Industrial Properties, LLC) **COMMITTEE OF FINANCE** HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE

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

SANDRA E. KENNEDY
CITY CLERK