

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 3426 Wells Street, Fort Wayne, Indiana 46808 (Nestle Dreyer's Grand Ice Cream)

WHEREAS, Petitioner has duly filed its petition dated July 30, 2014 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 retain 542 full-time, permanent jobs for a total current annual payroll of \$25,539,000, with the average current, annual job salary being \$47,120; and

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

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

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

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

SECTION 2. That, upon adoption of the Resolution:

- (a) Said Resolution shall be filed with the Allen County Assessor;
- (b) Said Resolution shall be referred to the Committee on Finance requesting a recommendation from said committee concerning the advisability of designating the above area an "Economic Revitalization Area";
- (c) Common Council shall publish notice in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption and substance of this resolution and setting this designation as an "Economic Revitalization Area" for public hearing;

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

1 estate and personal property for new manufacturing, information technology, and logistical
2 distribution equipment.

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

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

- 13 (a) If the proposed development does not occur, the approximate current year tax
14 rates for this site would be \$3.3674/\$100.
- 15 (b) If the proposed development does occur and no deduction is granted, the
16 approximate current year tax rate for the site would be \$3.3674/\$100 (the
17 change would be negligible).
- 18 (c) If the proposed development occurs and a deduction percentage of fifty percent
19 (50%) is assumed, the approximate current year tax rate for the site would be
20 \$3.3674/\$100 (the change would be negligible).
- 21 (d) If the proposed new manufacturing, information technology, and logistical
22 distribution equipment is not installed, the approximate current year tax rates for
23 this site would be \$3.3674/\$100.
- 24 (e) If the proposed new manufacturing, information technology, and logistical
25 distribution equipment is installed and no deduction is granted, the approximate
26 current year tax rate for the site would be \$3.3674/\$100 (the change would be
27 negligible).
- 28 (f) If the proposed new manufacturing, information technology, and logistical
29 distribution equipment is installed and a deduction percentage of eighty percent
30 (80%) is assumed, the approximate current year tax rate for the site would be
\$3.3674/\$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 manufacturing, information technology,
2 and logistical distribution equipment shall be for a period of ten years.

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

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

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14 **SECTION 9.** The deduction schedule from the assessed value of new
15 manufacturing, information technology, and logistical distribution equipment pursuant to I.C.
16 6-1.1-12.1-17 shall look like this:

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

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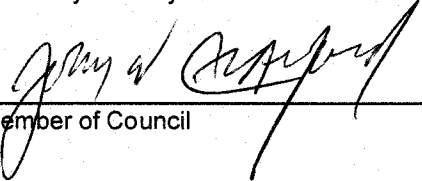
26 **SECTION 10.** That, the benefits described in the Petitioner's Statement of Benefits
27 can be reasonably expected to result from the project and are sufficient to justify the
28 applicable deductions.

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


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

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



Member of Council

APPROVED AS TO FORM AND LEGALITY



Carol Helton, City Attorney

CITY OF FT WAYNE

12/2011

JUL 30 2014 *am*



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: | \$1,500,000 - \$2,000,000 +/- |
| Total cost of manufacturing equipment improvements: | \$11,000,000 - \$15,000,000 +/- |
| Total cost of research and development equipment improvements: | |
| Total cost of logistical distribution equipment improvements: | \$250,000 - \$750,000 +/- |
| Total cost of information technology equipment improvements: | \$250,000 - \$250,000 +/- |
| TOTAL OF ABOVE IMPROVEMENTS: | \$13,000,000 - \$18,000,000 +/- |

GENERAL INFORMATION

Real property taxpayer's name: Nestle Dreyer's Grand Ice Cream

Personal property taxpayer's name: Nestle Dreyer's Grand Ice Cream

Telephone number: 260-482-6509

Address listed on tax bill: 3426 Wells Street, Ft. Wayne, IN 46808

Name of company to be designated, if applicable: _____

Year company was established: 1985

Address of property to be designated: 3426 Wells Street, Ft. Wayne, IN 46808

Real estate property identification number: parcel number: 02-07-26-379-001.000-073

Contact person name: Mike McCrary

Contact person telephone number: 314-982-2279 Contact person Email: Michael.McCrary@purina.nestle.com

Contact person address: Checkerboard Square - 1C (Tax) , St. Louis, MO 63102

List company officer and/or principal operating personnel

| NAME | TITLE | ADDRESS | PHONE NUMBER |
|---------------|-------------------------|--|--------------|
| Adam Goodrum | Head of Factory Finance | 3426 Wells Street, Ft. Wayne, IN 46808 | 260-496-8146 |
| Rob Martz | Project Manager | 3426 Wells Street, Ft. Wayne, IN 46808 | 260-442-3928 |
| Sheila Brojek | Plant Manager | 3426 Wells Street, Ft. Wayne, IN 46808 | 260-471-4637 |
| Mike McCrary | Property Tax Manager | Checkerboard Square(1C Tax), St. Louis, MO 63102 | 314-982-2279 |
| | | | |

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

| NAME | PERCENTAGE |
|------------|------------|
| Nestle USA | 100% |
| | |
| | |
| | |
| | |

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

What is the percentage of clients/customers served that are located outside of Allen County? over 80%

What is the company's primary North American Industrial Classification Code (NAICs)? 311520

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

ice cream product manufacturing

Dollar amount of annual sales for the last three years:

| Year | Annual Sales |
|------|-------------------|
| 2013 | \$ 365,000,000.00 |
| 2012 | \$ 347,619,048 |
| 2011 | \$ 331,065,760 |

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

| Customer Name | City/State | Annual Gross Sales |
|---------------|------------------|--------------------|
| Wal-mart | Bentonville, AR | \$ 78,000,000 |
| Meijer | Grand Rapids, MI | \$ 97,500,000 |
| Kroger | Cincinnati, OH | \$ 123,500,000 |

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

| Supplier Name | City/State | Annual Gross Purchases |
|-------------------------------|-------------|------------------------|
| Michigan Milk Producers Assoc | Novi, MI | \$ 46,281,675 |
| Foremost Farms USA Co-op | Baraboo, WI | \$ 9,881,905 |
| Huhtamaki Packaging | DeSoto, KS | \$ 7,264,390 |

List the company's top three competitors:

| Competitor Name | City/State |
|-----------------|----------------------|
| Unilever | Englewood Cliffs, NJ |
| Blue Bell | Philadelphia, PA |
| Schwan | Marshal, MN |

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

Ice cream products

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

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

the facility was previously qualified to meet the above definition and is currently located in an ERA

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: 242,000+/- manufacturing, warehousing,
and office industrial property

Describe the condition of the structure(s) listed above: fair condition relative to its age with
maintenance and remodeling needs

Describe the improvements to be made to the property to be designated for tax abatement purposes: _____
The project would include significant roof repairs and internal lighting replacement, process equipment
overhauls including updating existing safety containment for ammonia compressors, and other IT,
warehousing, and manufacturing equipment replacement items to remain competitive with other Dreyer's plants

Projected construction start (month/year): Est. September 2014

Projected construction completion (month/year): Est. December 2015

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)

Ice cream manufacturing, IT equipment, and warehousing equipment will be added in support of the Edy's plant efforts for process improvements, replacing equipment, regulatory compliance, and upgrading existing equipment to maintain a competitive manufacturing environment.

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): September 2014 to December 2015

Equipment installation date (month/year): September 2014 to December 2015

Please provide the depreciation schedule term for equipment under consideration for personal property tax abatement: most of the project will qualify for either 5 or 7-year federal MACRS depreciation

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

Current Full-Time Employment

| Occupation | Occupation Code | Number of Jobs | Total Payroll |
|------------|-----------------|----------------|---------------|
| Production | 51-0000 | 462 | 20,000,000 |
| Management | 13-0000 | 74 | 5,200,000 |
| | | | |
| | | | |

Retained Full-Time Employment

| Occupation | Occupation Code | Number of Jobs | Total Payroll |
|------------|-----------------|----------------|---------------|
| Production | 51-0000 | 465 | 20,129,000 |
| Management | 13-0000 | 77 | 5,410,000 |
| | | | |
| | | | |

Additional Full-Time Employment

| Occupation | Occupation Code | Number of Jobs | Total Payroll |
|----------------|-----------------|----------------|---------------|
| not applicable | | | |
| | | | |
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|-----------------------------------|
| PUBLIC BENEFIT INFORMATION |
|-----------------------------------|

Current Part-Time or Temporary Jobs

| Occupation | Occupation Code | Number of Jobs | Total Payroll |
|----------------|-----------------|----------------|---------------|
| not applicable | | | |
| | | | |
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Retained Part-Time or Temporary Jobs

| Occupation | Occupation Code | Number of Jobs | Total Payroll |
|----------------|-----------------|----------------|---------------|
| not applicable | | | |
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Additional Part-Time or Temporary Jobs

| Occupation | Occupation Code | Number of Jobs | Total Payroll |
|------------|-----------------|----------------|---------------|
| | | | |
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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 checked="" type="checkbox"/> Disability Insurance |
| <input checked="" type="checkbox"/> Tuition Reimbursement | <input checked="" type="checkbox"/> Life Insurance | <input checked="" type="checkbox"/> Dental Insurance |

List any benefits not mentioned above: 401k matching, discount purchase plan of products, parental leave, Nestle infant formula program for new parent, employee assistance program, and service discounts

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 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

Michael J. McCrary, Property Tax Manager

 Printed Name and Title of Applicant

7/29/14

 Date

CITY OF FT WAYNE



**STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51767 (RS / 12-13)
Prescribed by the Department of Local Government Finance

JUL 30 2014

| |
|---------------------------|
| 2014 PAY 2015 |
| FORM SB-1 / Real Property |

This statement is being completed for real property that qualifies under the following in the **COMMUNITY DEVL.**

- 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:

- 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.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
- To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.
- A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
- For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

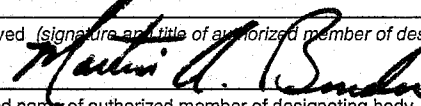
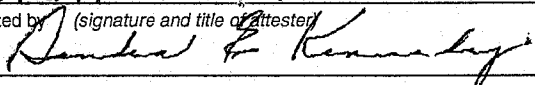
| SECTION 1 TAXPAYER INFORMATION | | | | | | |
|--|------------|-----------------|--|-------------------|--|--|
| Name of taxpayer Edy's Grand Ice Cream, Inc. | | | | | | |
| Address of taxpayer (number and street, city, state, and ZIP code) 3426 Wells Street Ft Wayne IN 46808 | | | | | | |
| Name of contact person Mike McCrary | | | Telephone number 314-982-2279 | | E-mail address Michael.McCrary@purina.nestle | |
| SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT | | | | | | |
| Name of designating body City of Fort Wayne Common Council | | | | | Resolution number | |
| Location of property 3426 Wells Street Fort Wayne IN 46808 | | | County Allen | | DLFG taxing district number 80 | |
| Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Roofing and LED lighting replacement | | | | | Estimated start date (month, day, year) 09/01/2014 | |
| | | | | | Estimated completion date (month, day, year) 12/31/2015 | |
| SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT | | | | | | |
| Current number | Salaries | Number retained | Salaries | Number additional | Salaries | |
| 536 | 25,200,000 | 542 | 25,539,000 | | | |
| SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT | | | | | | |
| | | | REAL ESTATE IMPROVEMENTS | | | |
| | | | COST | | ASSESSED VALUE | |
| Current values | | | | | | |
| Plus estimated values of proposed project | | | 1,500,000 1/2 | | | |
| Less values of any property being replaced | | | | | | |
| Net estimate values upon completion of project | | | 1,500,000 1/2 | | | |
| SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER | | | | | | |
| Estimated solid waste converted (pounds) _____ | | | Estimated hazardous waste converted (pounds) _____ | | | |
| Other benefits: | | | | | | |
| SECTION 6 TAXPAYER CERTIFICATION | | | | | | |
| I hereby certify that the representations in this statement are true. | | | | | | |
| Signature of authorized representative | | | | | Date signed (month, day, year) 7/29/14 | |
| Printed name of authorized representative MICHAEL J. MCCRARY | | | | | Title MANAGER-PROPERTY TAXES | |

FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution or to be adopted by this body. Said resolution, passed or to be passed adopted 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 deduction applicable is limited to \$ unlimited.
- D. Other limitations or conditions (specify) N/A
- E. Number of years allowed:
- | | | | | |
|---------------------------------|---------------------------------|---------------------------------|---------------------------------|---|
| <input type="checkbox"/> Year 1 | <input type="checkbox"/> Year 2 | <input type="checkbox"/> Year 3 | <input type="checkbox"/> Year 4 | <input type="checkbox"/> Year 5 (* see below) |
| <input type="checkbox"/> Year 6 | <input type="checkbox"/> Year 7 | <input type="checkbox"/> Year 8 | <input type="checkbox"/> Year 9 | <input checked="" type="checkbox"/> Year 10 |
- F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?
 Yes No
 If yes, attach a copy of the abatement schedule to this form.
 If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

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

| | | |
|--|---|---|
| Approved (signature and title of authorized member of designating body)  | Telephone number (260) 427-1221 | Date signed (month, day, year) 8-13-14 |
| Printed name of authorized member of designating body Martin A. Bender | Name of designating body Common Council | |
| Attested by (signature and title of attester)  | Printed name of attester Sandra E. Kennedy | |

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

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4-1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

IC 6-1.1-12.1-17

Abatement schedules

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

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

(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.

(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.



**STATEMENT OF BENEFITS
PERSONAL PROPERTY**

State Form 51764 (R3 / 12-13)
Prescribed by the Department of Local Government Finance

CITY OF FT WAYNE

FORM SB-1 / PP

JUL 30 2014

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

INSTRUCTIONS:

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

COMMUNITY DEVL

| SECTION 1 TAXPAYER INFORMATION | | | | | | | | |
|---|-------------------------|-----------------|--|--|-----------------------|----------------|-----------------|----------------|
| Name of taxpayer Edy's Grand Ice Cream | | | Name of contact person Mike McCrary | | | | | |
| Address of taxpayer (street and number, city, state, ZIP code) 3426 WELLS STREET FORT WAYNE IN 46808 | | | | Telephone number (314) 982-2279 | | | | |
| SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT | | | | | | | | |
| Name of designating body | | | | Resolution number (s) | | | | |
| Location of property 3426 WELLS STREET FORT WAYNE IN 46808 | | | County Allen | DLFG taxing district number 80 | | | | |
| Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment (Use additional sheets if necessary) See attached | | | | ESTIMATED | | | | |
| | | | | | | Start Date | Completion Date | |
| | | | | Manufacturing Equipment | | 09/01/2014 | 12/31/2015 | |
| | | | | R & D Equipment | | / / | / / | |
| | | | | Logist Dist Equipment * | | 09/01/2014 | 12/31/2015 | |
| IT Equipment * | | 09/01/2014 | 12/31/2015 | | | | | |
| SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT | | | | | | | | |
| Current number | Salaries | Number retained | Salaries | Number additional | Salaries | | | |
| 536 | 25,200,000 | 542 | 25,539,000 | | | | | |
| SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT | | | | | | | | |
| NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential. | MANUFACTURING EQUIPMENT | | R & D EQUIPMENT | | LOGIST DIST EQUIPMENT | | IT EQUIPMENT | |
| | Cost | Assessed Value | Cost | Assessed Value | Cost | Assessed Value | Cost | Assessed Value |
| Current values | | | | | | | | |
| Plus estimated values of proposed project | 11,000,000 | +/- | | | 250,000 | +/- | 250,000 | +/- |
| Less values of any property being replaced | | | | | | | | |
| Net estimated values upon completion of project | 11,000,000 | | | | 250,000 | | 250,000 | |
| SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER | | | | | | | | |
| Estimated solid waste converted (pounds) _____ | | | Estimated hazardous waste converted (pounds) _____ | | | | | |
| Other benefits: | | | | | | | | |
| SECTION 6 TAXPAYER CERTIFICATION | | | | | | | | |
| I hereby certify that the representations in this statement are true. | | | | | | | | |
| Signature of authorized representative | | | | Date signed (month, day, year) 07/29/2014 | | | | |
| Printed name of authorized representative Mike McCrary | | | Title Property Tax Manager | | | | | |

FOR USE OF THE DESIGNATING BODY

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

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

B. The type of deduction that is allowed in the designated area is limited to:

- | | | |
|--|---|--|
| 1. Installation of new manufacturing equipment; | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 2. Installation of new research and development equipment; | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 3. Installation of new logistical distribution equipment. | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 4. Installation of new information technology equipment; | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |

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

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 is allowed for:

- | | | | | | |
|---------------------------------|---------------------------------|---------------------------------|---------------------------------|---|---------------|
| <input type="checkbox"/> Year 1 | <input type="checkbox"/> Year 2 | <input type="checkbox"/> Year 3 | <input type="checkbox"/> Year 4 | <input type="checkbox"/> Year 5 | (see below *) |
| <input type="checkbox"/> Year 6 | <input type="checkbox"/> Year 7 | <input type="checkbox"/> Year 8 | <input type="checkbox"/> Year 9 | <input checked="" type="checkbox"/> Year 10 | |

I. For a Statement of Benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17? Yes No
 If yes, attach a copy of the abatement schedule to this form.
 If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

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

| | | |
|---|--|--|
| Approved: (signature and title of authorized member of designating body) <i>Martin A. Bender</i> | Telephone number <u>(260) 427-1221</u> | Date signed (month, day, year) <u>8-13-12</u> |
| Printed name of authorized member of designating body <u>Martin A. Bender</u> | Name of designating body <u>Common Council</u> | |
| Attested by: (signature and title of officer) <i>Sandra E. Kennedy</i> | Printed name of attester <u>Sandra E. Kennedy</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 6-1.1-12.1-4,5

IC 6-1.1-12.1-17

Abatement schedules

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

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

(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.

(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

***Edy's Grand Ice Cream
Form SB-1/PP
Explanation of 2014/2015 Proposed Project
For Ft. Wayne, Indiana Operations***

Edy's is contemplating a potential project that would include process equipment overhauls, updating ammonia safety containment, manufacturing equipment, and other IT and warehousing equipment to remain competitive with other Dreyer's manufacturing facilities.

The total anticipated personal property acquisition cost would be \$11.5 million to \$16 million +/-.

EXHIBIT A

Commitment No. T070204855

Exhibit "A" -- Legal Description

Part of Lot "B" ROMY'S OUT LOTS in the Southwest Quarter of Section 26, Washington Township, Allen County, Indiana, in accordance with the Plat recorded in Plat Record 1, page 73, in the Office of Recorder of said County;

TOGETHER with part of a Tract of land shown as the Wilson Tract on the aforesaid recorded Plat, lying South of and adjoining said Lot "B"; in the Southwest ¼ of said Section 26, Township 31 North, Range 12 East. The captioned property being further defined as the North 125 feet of the West 520 feet of a 2.13 Acre Tract of land conveyed by instrument recorded in Deed Record 603, pages 495-497, in particular by metes and bounds described as follows, to-wit:

Commencing on the West line of said Lot "B", as defined by the centerline of a public road known as the Lima Road, presently called Wells Street, at a point situated 400.0 feet South of the Northwest corner of said Lot "B"; thence Eastward on a line parallel to the North line of said Lot "B", by a deflection left of 88 degrees 59 minutes from the Southerly extension of said Wells Street containing, a distance of 520.0 feet to a pin set; thence Southerly and parallel to said Wells Street centerline by a deflection right of 88 degrees 59 minutes, a distance of 125.0 feet to the South line of said 2.13 Acre Tract; thence Westerly along the said South line a distance of 520.0 feet to the centerline of said Wells Street; thence Northerly along the said centerline by a deflection right of 88 degrees 59 minutes, a distance of 125.0 feet to the place of beginning; Containing 1.469 Acres of land, more or less.

ALSO:

Part of Lot "B" Romy's Out Lots in the Southwest Quarter of Section 26, Washington Township, Allen County, Indiana, in accordance with the plat recorded in Plat Record 1, Page 73, in the Office of the Recorder of said County:

TOGETHER WITH part of a tract of land shown as the Wilson Tract on the aforesaid recorded plat, lying South of and adjoining Lot "B" in the Southwest Quarter of said Section 26, Township 31 North, Range 12 East, in particular described as follows, to-wit:

To arrive at the point of beginning, commence on the West line of said Lot "B" as defined by the centerline of a public road known as the Lima Road, presently called Wells Street in City Maps, at a point situated 400.0 feet South of the Northwest corner of said Lot "B"; thence East on a line parallel to the North line of said Lot "B", a distance of 520.0 feet to the point of beginning initially referred to and the Northwest corner of the subject tract; thence continuing East and parallel to the North line of said Lot "B", a distance of 273.5 feet to the West right-of-way line of the Spanish Lake Shore & Michigan Southern Railroad, now the Consolidated Rail Corporation as situated 50 feet northerly distant Westward of the single track centerline; thence South along the said railroad right-of-way line, a distance of 125.0 feet; thence West and parallel to the North line of said Lot "B", a distance of 271.0 feet; thence North and parallel to the centerline of said Wells Street, a distance of 125.0 feet to the point of beginning, containing 0.78 acres, more or less, of land.

Also being described by survey dated November 20, 2006 by Karst Surveying Services, Inc. as follows:

EXHIBIT A

continued on next page
Schedule B-Section II continued
Consolidation No. T97920-4865

Part of Romy's Outlots Block "B" as recorded in Plat Record 1, page 73 and part of the Southwest Quarter of Section 26, Township 31 North, Range 12 East of the Second Principal Meridian, Washington Township in Allen County, Indiana, more particularly described as follows:

Commencing at the intersection of the centerline of Wells Street (formerly the Linn Plank Road) with the North line of said Romy's Outlots, Block B, in the City of Fort Wayne, Indiana; thence South 01 degree 24 minutes 31 seconds East (Deed bearing and bears of bearing to follow), a distance of 400.00 feet along said centerline to the South line of an existing tract described in Document Number 85-16374 in the Office of the Recorder of Allen County, Indiana, said point being the Point of Beginning of the herein described tract; thence North 89 degrees 25 minutes 28 seconds East, a distance of 784.26 feet along said South line to a 5/8" steel rebar with "Karr" identification tap set on the West right-of-way line of Peain Central Railroad; thence South 00 degrees 20 minutes 22 seconds East, a distance of 125.00 feet along said West right-of-way line to a 5/8" steel rebar with "Karr" identification cap set; thence South 89 degrees 25 minutes 28 seconds West, a distance of 791.93 feet parallel with the North line of said Romy's Outlots, Block B to the centerline of said Wells Street; thence North 01 degree 24 minutes 31 seconds West, a distance of 125.00 feet along said centerline to the Point of Beginning. Containing 2.276 acres more or less.

End of Exhibit "A"

EXHIBIT A



P. O'Neil

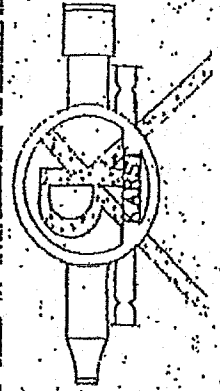
WELLS STREET CROSSING
ALTA SURVEY.

RR KARST & ASSOCIATES
725 FULTON STREET
FORT WAYNE, IN. 46802
PHONE # (219) 426-3336



PAGE OF

EXHIBIT A



RK KARST & ASSOCIATES
725 FULTON STREET

LEGAL DESCRIPTION
7.699 acre tract
Wells Street-Crossing

Part of the Southwest Quarter of Section 26, Township 31 North, Range 12 East of the Second Principal Meridian in Allen County, Indiana, North of Romy's Outlet B, East of Lima Road, and West of the former Fort Wayne, Jackson and Saginaw Railway, more particularly described as follows:

Beginning at a 5/8" steel rebar marking the intersection of the East right-of-way line of Wells Street (formerly the Lima Plank Road) with the North line of Romy's Outlots, Block B, in the City of Fort Wayne, Indiana; thence North 01 degree 24 minutes 31 seconds West, a distance of 351.97 feet along the East right-of-way line of said Wells Street to a 1/2" steel rebar; thence North 90 degrees 00 minutes 00 seconds East (assumed bearing, and basis of bearings for the following description), a distance of 589.90 feet to a 5/8" steel rebar set at a wood corner post; thence North 00 degrees 10 minutes 05 seconds East, a distance of 331.60 feet to a 5/8" steel rebar set; thence North 89 degrees 05 minutes 44 seconds East, a distance of 190.48 feet to a 1/2" steel rebar on the West right-of-way line of the Penn-Central Railroad; thence South 00 degrees 20 minutes 13 seconds East, a distance of 678.71 feet along said West right-of-way line to a point being 1.93 feet West of a 1/2" steel rebar; thence South 89 degrees 25 minutes 36 seconds West, a distance of 776.70 feet to the POINT OF BEGINNING; said

MEMORANDUM



TO: City Council
FROM: Adam Welch, Economic Development Specialist
DATE: August 5, 2014
RE: Request for designation by Nestle Dreyer's Grand Ice Cream as an ERA for real and personal property improvements

BACKGROUND

PROJECT ADDRESS: **3426 Wells Street** PROJECT LOCATED WITHIN: **Economic Development Target Area 3**
 PROJECT COST: **\$ 18,000,000** COUNCILMANIC DISTRICT:

| | |
|---|---|
| COMPANY PRODUCT OR SERVICE: PROJECT DESCRIPTION: | Nestle Dreyer's Grand Ice Cream manufactures ice cream. Nestle Dreyer's Grand Ice Cream's project would involve significant roof repairs, internal lighting replacement, and process equipment overhauls including IT, manufacturing, and warehousing equipment. |
|---|---|

| CREATED | | RETAINED | |
|---------------------------------|-----|--------------------------------------|--------------|
| JOBS CREATED (FULL-TIME): | 0 | JOBS RETAINED (FULL-TIME): | 542 |
| JOBS CREATED (PART-TIME): | 0 | JOBS RETAINED (PART-TIME): | 0 |
| TOTAL NEW PAYROLL: | 0 | TOTAL RETAINED PAYROLL: | \$25,539,000 |
| AVERAGE SALARY (FULL-TIME NEW): | N/A | AVERAGE SALARY (FULL-TIME RETAINED): | \$47,120 |

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?

Yes No N/A

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

POLICY

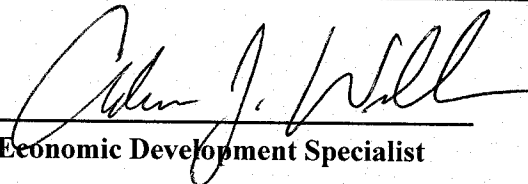
Per the policy of the City of Fort Wayne, the following guidelines apply to this project:

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, Nestle Dreyer's Grand Ice Cream 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.

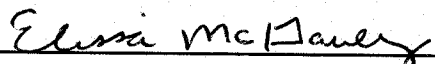
COMMENTS

Signed:



 Economic Development Specialist

Reviewed:



 Economic Development Specialist

COMMUNITY DEVELOPMENT DIVISION

Personal Property Abatements

Tax Abatement Review System

Points
Possible Points
Awarded

INVESTMENT (30 points possible)

Total new investment in equipment

| | | |
|----------------------------|----|----|
| 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 | |

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 | |

Estimated local income taxes generated from jobs retained

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

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

| | | |
|----------------------|---|---|
| \$30,000 or more | 5 | |
| \$10,000 to \$29,999 | 4 | |
| \$5,000 to \$9,999 | 3 | |
| \$3,000 to \$4,999 | 2 | |
| less than \$3,000 | 1 | 0 |

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 0

Estimated Percent of Business done outside

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

JOBS (20 points possible)

Total number of permanent jobs retained

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

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

| | | |
|----------|----|---|
| Over 100 | 10 | 0 |
| 50-99 | 8 | |
| 25-49 | 6 | |
| 10-24 | 4 | |
| 1 to 9 | 2 | |

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 | |

BENEFITS (10 points possible)

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

SUSTAINABILITY

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

Total 78

Length of Abatement

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

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

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

**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 | \$16,000,000 | \$6,400,000 | \$6,400,000 | 40% | 100% | \$6,400,000 | \$0 | 0.033674 | \$0 | \$215,514 |
| 2 | \$16,000,000 | \$9,960,000 | \$8,960,000 | 56% | 90% | \$8,064,000 | \$896,000 | 0.033674 | \$30,172 | \$271,547 |
| 3 | \$16,000,000 | \$6,720,000 | \$6,720,000 | 42% | 80% | \$5,376,000 | \$1,344,000 | 0.033674 | \$45,256 | \$181,031 |
| 4 | \$16,000,000 | \$5,120,000 | \$5,120,000 | 32% | 70% | \$3,584,000 | \$1,536,000 | 0.033674 | \$51,723 | \$120,686 |
| 5 | \$16,000,000 | \$4,800,000 | \$4,800,000 | 30% | 60% | \$2,880,000 | \$1,920,000 | 0.033674 | \$64,654 | \$96,981 |
| 6 | \$16,000,000 | \$4,800,000 | \$4,800,000 | 30% | 50% | \$2,400,000 | \$2,400,000 | 0.033674 | \$80,818 | \$80,818 |
| 7 | \$16,000,000 | \$4,800,000 | \$4,800,000 | 30% | 40% | \$1,920,000 | \$2,880,000 | 0.033674 | \$113,145 | \$64,654 |
| 8 | \$16,000,000 | \$4,800,000 | \$4,800,000 | 30% | 30% | \$1,440,000 | \$3,360,000 | 0.033674 | \$129,308 | \$48,491 |
| 9 | \$16,000,000 | \$4,800,000 | \$4,800,000 | 30% | 20% | \$960,000 | \$4,320,000 | 0.033674 | \$145,472 | \$32,327 |
| 10 | \$16,000,000 | \$4,800,000 | \$4,800,000 | 30% | 10% | \$480,000 | \$4,800,000 | 0.033674 | \$161,635 | \$0 |
| 11 | \$16,000,000 | \$4,800,000 | \$4,800,000 | 30% | 0% | \$0 | \$4,800,000 | 0.033674 | \$161,635 | \$0 |

TOTAL TAX SAVED (10 yrs on 10 yr deduction) **\$1,128,214**
TOTAL TAX PAID (10 yrs on 10 yr deduction) **\$757,530**

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 | \$2,000,000 | \$2,000,000 | \$2,000,000 | 100% | 0% | \$2,000,000 | \$0 | 0.033674 | \$0 | \$67,348 |
| 2 | \$2,000,000 | \$2,000,000 | \$2,000,000 | 95% | 5% | \$1,900,000 | \$100,000 | 0.033674 | \$3,367 | \$63,981 |
| 3 | \$2,000,000 | \$2,000,000 | \$2,000,000 | 80% | 20% | \$400,000 | \$1,600,000 | 0.033674 | \$13,470 | \$53,878 |
| 4 | \$2,000,000 | \$2,000,000 | \$2,000,000 | 65% | 35% | \$1,300,000 | \$700,000 | 0.033674 | \$23,572 | \$43,776 |
| 5 | \$2,000,000 | \$2,000,000 | \$2,000,000 | 50% | 50% | \$1,000,000 | \$1,000,000 | 0.033674 | \$33,674 | \$33,674 |
| 6 | \$2,000,000 | \$2,000,000 | \$2,000,000 | 40% | 60% | \$800,000 | \$1,200,000 | 0.033674 | \$40,409 | \$26,839 |
| 7 | \$2,000,000 | \$2,000,000 | \$2,000,000 | 30% | 70% | \$600,000 | \$1,400,000 | 0.033674 | \$47,144 | \$20,204 |
| 8 | \$2,000,000 | \$2,000,000 | \$2,000,000 | 20% | 80% | \$400,000 | \$1,600,000 | 0.033674 | \$53,878 | \$13,470 |
| 9 | \$2,000,000 | \$2,000,000 | \$2,000,000 | 10% | 90% | \$200,000 | \$1,800,000 | 0.033674 | \$60,813 | \$6,735 |
| 10 | \$2,000,000 | \$2,000,000 | \$2,000,000 | 5% | 95% | \$100,000 | \$1,900,000 | 0.033674 | \$63,981 | \$3,367 |
| 11 | \$2,000,000 | \$2,000,000 | \$2,000,000 | 0% | 100% | \$0 | \$2,000,000 | 0.033674 | \$67,348 | \$0 |

TOTAL TAX SAVED REAL PROPERTY (10 yrs on 10 yr deduction) **\$333,373**
TOTAL TAX PAID REAL PROPERTY (10 yrs on 10 yr deduction) **\$340,107**
TOTAL TAX SAVED MACHINERY & BUILDING (10 yrs on 10 yr deduction) **\$1,461,586**
TOTAL TAX PAID MACHINERY & BUILDING (10 yrs on 10 yr deduction) **\$1,097,638**

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

| | <u>AYES</u> | <u>NAYS</u> | <u>ABSTAINED</u> | <u>ABSENT</u> |
|--------------------|-------------|-------------|------------------|---------------|
| <u>TOTAL VOTES</u> | <u>6</u> | _____ | _____ | <u>3</u> |
| BENDER | _____ | _____ | _____ | ✓ |
| CRAWFORD | ✓ | _____ | _____ | _____ |
| DIDIER | _____ | _____ | _____ | ✓ |
| HARPER | ✓ | _____ | _____ | _____ |
| HINES | ✓ | _____ | _____ | _____ |
| JEHL | ✓ | _____ | _____ | _____ |
| PADDOCK | ✓ | _____ | _____ | _____ |
| SHOAFF | _____ | _____ | _____ | ✓ |
| SMITH | ✓ | _____ | _____ | _____ |

DATED: 8-12-14 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-57-14 on the 12th day of
August, 2014

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

Michael A. Bender
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 12th day
of August, 2014, at the hour of 3:00 o'clock PM. E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 14th day of August
2014, at the hour of 10:00 o'clock AM. E.S.T.

Thomas C. Henry
THOMAS C. HENRY, MAYOR

BILL NO. R-14-08-09

REPORT OF THE COMMITTEE ON FINANCE

AUGUST 12, 2014

JOHN CRAWFORD - CHAIR
RUSSELL JEHL - CO- CHAIR
ALL COUNCIL MEMBERS

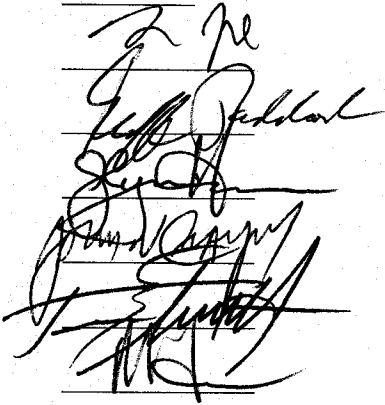
WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS REFERRED A DECLARATORY RESOLUTION DESIGNATING AN "ECONOMIC REVITALIZATION AREA" UNDER I.C. 6-1.1-12.1 FOR PROPERTY COMMONLY KNOWN AS 3426 WELLS STREET, FORT WAYNE, INDIANA 46808 (NESTLE DREYER'S GRAND ICE CREAM) HAVE HAD SAID RESOLUTION UNDER CONSIDERATION AND BEG LEAVE TO REPORT BACK TO THE COMON COUNCIL THAT SAID RESOLUTION

DO PASS

DO NOT PASS

ABSTAIN

NO REC

Handwritten signatures of committee members, including John Crawford and Russell Jehl, under the 'DO PASS' column.

| <u>DO PASS</u> | <u>DO NOT PASS</u> | <u>ABSTAIN</u> | <u>NO REC</u> |
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SANDRA E. KENNEDY
CITY CLERK