

4
5 **A DECLARATORY RESOLUTION designating an**
6 **"Economic Revitalization Area" under I.C. 6-1.1-**
7 **12.1 for property commonly known as 7606**
8 **Freedom Way, Fort Wayne, Indiana 46818 (First**
9 **Gear, Inc.)**

10 **WHEREAS**, Petitioner has duly filed its petition dated December 30, 2014 to have
11 the following described property designated and declared an "Economic Revitalization Area"
12 under Sections 153.13-153.24 of the Municipal Code of the City of Fort Wayne, Indiana, and
13 I.C. 6-1.1-12.1, to wit:

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

15 and

16 **WHEREAS**, said project will create two full-time, permanent jobs for a total new,
17 annual payroll of \$65,000, with the average new annual job salary being \$32,500 and will
18 retain nineteen full-time, permanent jobs for a total current annual payroll of \$663,170, with
19 the average current, annual job salary being \$34,904; and

20 **WHEREAS**, the total estimated project cost is \$400,000; and

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

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

25 **SECTION 1.** That, subject to the requirements of Section 6, below, the
26 property hereinabove described is hereby designated and declared an "Economic
27 Revitalization Area" under I.C. 6-1.1-12.1. Said designation shall begin upon the effective
28 date of the Confirming Resolution referred to in Section 6 of this Resolution and shall
29 terminate on December 31, 2016, unless otherwise automatically extended in five year
30 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";

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

4 **SECTION 3.** That, said designation of the hereinabove described property as an
5 "Economic Revitalization Area" shall apply to a deduction of the assessed value of personal
6 property for new manufacturing equipment.

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

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

- 14 (a) If the proposed new manufacturing equipment is not installed, the approximate
15 current year tax rates for this site would be \$3.1973/\$100.
16 (b) If the proposed new manufacturing equipment is installed and no deduction is
17 granted, the approximate current year tax rate for the site would be
18 \$3.1973/\$100 (the change would be negligible).
19 (c) If the proposed new manufacturing equipment is installed and a deduction
20 percentage of eighty percent (80%) is assumed, the approximate current year
21 tax rate for the site would be \$3.1973/\$100 (the change would be negligible).

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

25 **SECTION 7.** That, pursuant to I.C. 6-1.1-12.1, it is hereby determined that the
26 deduction from the assessed value of the new manufacturing equipment shall be for a period
27 of five years.

28 **SECTION 8.** The deduction schedule from the assessed value of new
29 manufacturing equipment pursuant to I.C. 6-1.1-12.1-17 shall look like this:

30

Year of Deduction	Percentage
1	100%
2	80%
3	60%
4	40%
5	20%

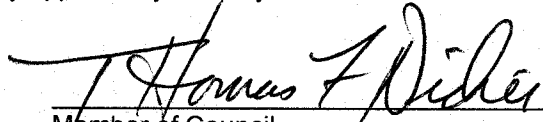
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

SECTION 9. 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 10. That, the taxpayer is non-delinquent on any and all property tax due to jurisdictions within Allen County, Indiana.


SECTION 11. That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that has received a deduction under section 3 or 4.5 of said chapter may be required to repay the deduction amount as determined by the county auditor in accordance with section 12 of said chapter if the property owner ceases operations at the facility for which the deduction was granted and if the Common Council finds that the property owner obtained the deduction by intentionally providing false information concerning the property owner's plans to continue operation at the facility.

SECTION 12. 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

03/2013



DEC 30 2014

api

**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: _____
 Total cost of manufacturing equipment improvements: 400,000
 Total cost of research and development equipment improvements: _____
 Total cost of logistical distribution equipment improvements: _____
 Total cost of information technology equipment improvements: _____

 TOTAL OF ABOVE IMPROVEMENTS: 400,000

GENERAL INFORMATION

Real property taxpayer's name: Gregory A. & Cynthia Leffler
 Personal property taxpayer's name: First Gear, Inc.
 Telephone number: 260-490-3238
 Address listed on tax bill: 7606 Freedom Way, Fort Wayne, IN 46818-2165
 Name of company to be designated, if applicable: First Gear, Inc.
 Year company was established: 1988
 Address of property to be designated: 7606 Freedom Way, Fort Wayne, IN 46818-2165
 Real estate property identification number: 02-07-09-452-002.000-073
 Contact person name: Gregory A. Leffler
 Contact person telephone number: 260-490-3238 Contact person Email: greg@first-gear.com
 Contact person address: 7606 Freedom Way, Fort Wayne, IN 46818-2165

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Gregory A. Leffler	President	7770 E. 700 N. Churubusco, IN 46723	260-693-3380

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

NAME	PERCENTAGE
Gregory A. Leffler	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? 90%
- What is the company's primary North American Industrial Classification Code (NAICs)? 339900
- Describe the nature of the company's business, product, and/or service: Manufacturing, Gear Processing & Race Car Parts Distribution

Dollar amount of annual sales for the last three years:

Year	Annual Sales
2013	1,922,585
2012	1,737,189
2011	1,572,849

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

Customer Name	City/State	Annual Gross Sales
Crown Equipment	New Bremen, OH	232,353
C & A Tool	Churubusco, IN	188,246
Danahur	Buffalo, NY	190,146

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

Supplier Name	City/State	Annual Gross Purchases
C & A Tool	Churubusco, IN	73,897
Memcor, Inc.	Huntington, IN	184,276
Contour Hardening	Indianapolis, IN	28,799

List the company's top three competitors:

Competitor Name	City/State
Forest City Gear	Roscoe, IL
Buckeye Gear	Cleveland, OH

Describe the product or service to be produced or offered at the project site: High precision gear
manufacturing

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?

Taxpayer has been granted ERA status under the following previous resolution:

R-24-12 (05/08/2012 - 12/31/2016)

REAL PROPERTY INFORMATION

Complete this section of the application if you are requesting a deduction from assessed value for real property improvements.

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

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

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

Projected construction start (month/year): _____

Projected construction completion (month/year): _____

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

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

PERSONAL PROPERTY INFORMATION

Complete this section of the application if you are requesting a deduction from assessed value of new manufacturing, research and development, logistical distribution or information technology equipment.

List below the equipment for which you are seeking an economic revitalization area designation.

Manufacturing equipment must be used in the direct production, manufacture, fabrication, assembly, extraction, mining, processing, refining, or finishing of other tangible personal property at the site to be designated. Research and development equipment consists of laboratory equipment, research and development equipment, computers and computer software, telecommunications equipment or testing equipment used in research and development activities devoted directly and exclusively to experimental or laboratory research and development for new products, new uses of existing products, or improving or testing existing products at the site to be designated. Logistical distribution equipment consists of racking equipment, scanning or coding equipment, separators, conveyors, fork lifts or lifting equipment, transitional moving equipment, packaging equipment, sorting and picking equipment, software for technology used in logistical distribution, is used for the storage or distribution of goods, services, or information. Information technology equipment consists of equipment, including software used in the fields of information processing, office automation, telecommunication facilities and networks, informatics, network administration, software development and fiber optics: (use additional sheets, if necessary)

Gear hobbing machine (manufacturing)

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): 01/15/15

Date last piece of equipment will be installed (month/year): 01/20/15

Please provide the depreciation schedule term for equipment under consideration for personal property tax phase-in:
MACRS 5 year

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: _____

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. 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
See attached			

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
See attached			

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
See attached			

Public Benefit Information Annual Update

Current Full-Time Employment

<u>Occupation</u>	<u>Occupation Code</u>	<u>Number of Jobs</u>	<u>Total Payroll</u>	
Chief Executive	11-1011	1	\$ 13,060.47	
General Manager	11-1021	1	\$ 54,844.50	
Sales Manager	11-2022	1	\$ 80,461.46	
Administrative	11-3011	1	\$ 31,610.00	
Supervisors of Production Workers	51-1011	4	\$ 181,014.30	
Inspectors, Testers	51-9061	1	\$ 27,347.00	
Computer-Controlled Machine Tool Operators, Metal & Plastic	51-4011	10	\$ 274,831.96	
				<u>\$ 663,169.69</u>

Retained Full-Time Employment

<u>Occupation</u>	<u>Occupation Code</u>	<u>Number of Jobs</u>	<u>Total Payroll</u>	
Chief Executive	11-1011	1	\$ 13,500.00	Estimated
General Manager	11-1021	1	\$ 55,000.00	Estimated
Sales Manager	11-2022	1	\$ 80,500.00	Estimated
Administrative	11-3011	1	\$ 32,000.00	Estimated
Supervisors of Production Workers	51-1011	4	\$ 181,500.00	Estimated
Inspectors, Testers	51-9061	1	\$ 27,500.00	Estimated
Computer-Controlled Machine Tool Operators, Metal & Plastic	51-4011	10	\$ 275,000.00	Estimated

Additional Full-Time Employment

<u>Occupation</u>	<u>Occupation Code</u>	<u>Number of Jobs</u>	<u>Total Payroll</u>	
Computer-Controlled Machine Tool Operators, Metal & Plastic	51-4011	2	\$ 65,000.00	Estimated

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 type="checkbox"/> Dental Insurance |

List any benefits not mentioned above: Visual

When will you reach the levels of employment shown above? (month/year): 03/15

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.**

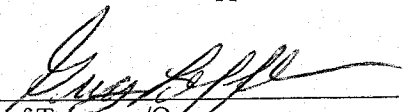
ERA filing fee (either real or personal property improvements)	.1% of total project cost not to exceed \$500
ERA filing fee (both real and personal property improvements)	.1% of total project cost not to exceed \$750
ERA filing fee (vacant commercial or industrial building)	\$500
ERA filing fee in an 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

Gregory A. Leffler

Printed Name and Title of Applicant

12-19-11

Date



**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

DEC 30 2014 *ajm*

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.

COMMUNITY DEVL.

INSTRUCTIONS

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body BEFORE a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction.
- 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)

SECTION 1 TAXPAYER INFORMATION						
Name of taxpayer FIRST GEAR, INC.			Name of contact person GREGORY A. LEFFLER			
Address of taxpayer (number and street, city, state, and ZIP code) 7606 FREEDOM WAY, FORT WAYNE, IN 46818				Telephone number (260) 490-3238		
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT						
Name of designating body FORT WAYNE COMMON COUNCIL				Resolution number (s)		
Location of property 7606 FREEDOM WAY, FORT WAYNE, IN 46818			County ALLEN		DLGF taxing district number 037 FW WASHINGTON	
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.) GEAR HOBBING MACHINE			ESTIMATED			
			START DATE		COMPLETION DATE	
			Manufacturing Equipment	01/15/2015	01/20/2015	
			R & D Equipment			
			Logist Dist Equipment			
			IT Equipment			
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT						
Current number 19	Salaries 663,170	Number retained 19	Salaries 663,170	Number additional 2	Salaries 65000	
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
	Current values	3,780,160	1,083,990			
	Plus estimated values of proposed project	400,000	160,000			
	Less values of any property being replaced					
Net estimated values upon completion of project	4,180,160	1,243,990				
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 <i>Gregory A. Leffler</i>				Date signed (month, day, year)		
Printed name of authorized representative			Title			

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 type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 4. Installation of new information technology equipment; | <input type="checkbox"/> Yes | <input checked="" 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 \$ N/A cost with an assessed value of \$ N/A.
- F. The amount of deduction applicable to new information technology equipment is limited to \$ N/A cost with an assessed value of \$ N/A.
- 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 checked="" 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 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 by: (signature and title of authorized member of designating body) <i>John N. Crawford</i>	Telephone number (260) 427-1221	Date signed (month, day, year) 1-13-15
Printed name of authorized member of designating body John N. Crawford	Name of designating body Common Council	
Attested by: (signature and title of attester) <i>Sandra E. Kennedy</i>	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.

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.

EXHIBIT A

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

zktazian
 ASSOCIATES, INC.
 348 WEST WAYNE STREET
 SUITE 202
 FORT WAYNE, INDIANA 46802
 PHONES: 219/424-2232
 219/424-3234 FAX

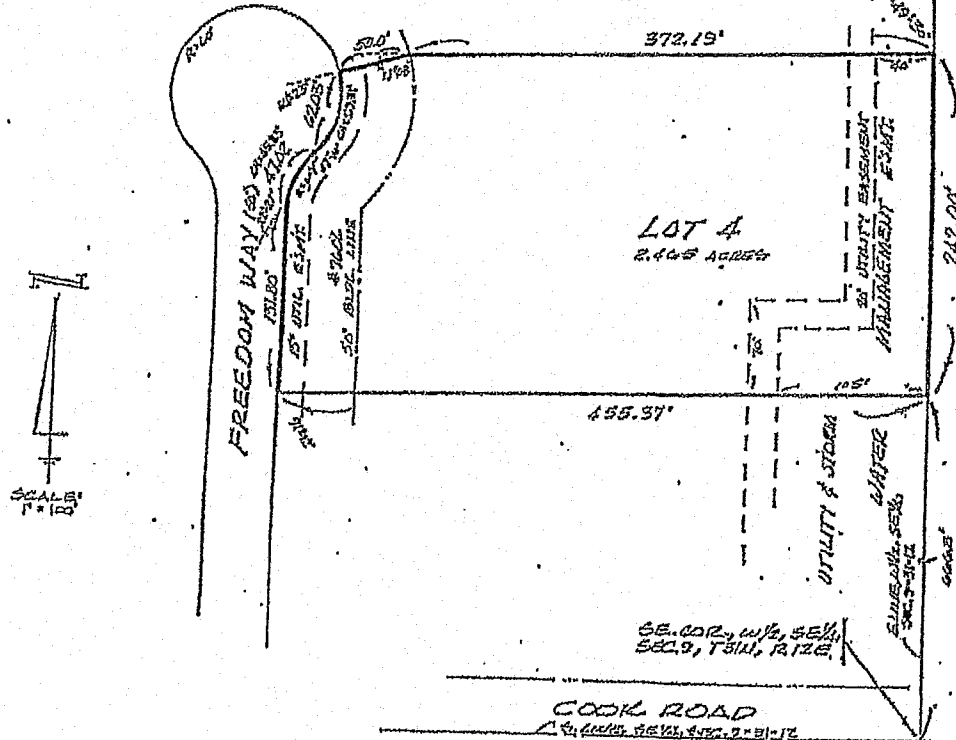
CERTIFICATE OF SURVEY

This document is a record of a resurvey of land and real estate prepared in conformity with established rules of surveying and made in accordance with the records or plat on file in the Recorder's office of _____ County, State of Indiana. The land described on its full dimensions as shown herein is feet. It is free from encroachments by adjoining land owners unless specifically stated below. Corners are perpetuated as indicated.

DESCRIPTION OF REAL ESTATE

Part of the West Half of the Southeast Quarter of Section 9, Township 31 North, Range 12 East, Allen County, Indiana, more particularly described as follows, to wit:

Beginning on the East line of the West Half of the Southeast Quarter of said Section 9, at a point situated 668.8 feet North of the Southeast corner thereof; thence North, on and along said East line, a distance of 242.0 feet; thence Westerly, by a deflection angle left of 90 degrees 49 minutes 30 seconds and parallel to the South line of said Southeast Quarter, a distance of 372.19 feet; thence Southwesterly, by a deflection angle left of 19 degrees 00 minutes, a distance of 50.0 feet; thence Southwesterly, on and along the arc of a cul-de-sac curve having a radius of 60.0 feet, an arc distance of 62.03 feet, being subtended by a long chord having a length of 59.31 feet and deflecting left 60 degrees 29 minutes from the last described course, to the point of reverse curvature of a regular curve to the left having a radius of 60.0 feet; thence Southerly, on and along the arc of said curve, a distance of 47.02 feet, being subtended by a long chord having a length of 45.63 feet and deflecting right 07 degrees 10 minutes from the last described long chord; thence Southerly, and tangent to the last said curve, by a deflection angle left of 22 degrees 27 minutes from the last described long chord, a distance of 131.80 feet; thence East, by a deflection angle left of 91 degrees 12 minutes and parallel to said South line, a distance of 455.37 feet to the point of beginning, containing 2.465 acres of land, subject to all easements of record, this tract being Lot 4 in the proposed plat of Liberty Industrial Park.



I hereby certify on the 29th day of JUNE, 1990 that the above survey is correct.
 Surveyed for _____
 Survey No. _____

[Signature]



Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **First Gear, Inc. is requesting the designation of an Economic Revitalization Area for personal property improvements in the amount of \$400,000. In order to expand, First Gear, Inc. will install new manufacturing equipment.**

EFFECT OF PASSAGE: **Installing the new equipment will allow First Gear, Inc. to maintain their market position. Two full-time jobs will be created.**

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

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

ASSIGNED TO COMMITTEE (PRESIDENT):

MEMORANDUM



TO: City Council
FROM: Adam Welch, Economic Development Specialist
DATE: December 30, 2014
RE: Request for designation by First Gear, Inc. as an ERA for personal property improvements

BACKGROUND

PROJECT ADDRESS:	7606 Freedom Way	PROJECT LOCATED WITHIN:	Not Applicable
PROJECT COST:	\$ 400,000	COUNCILMANIC DISTRICT:	3

COMPANY PRODUCT OR SERVICE:	First Gear, Inc. engineers, designs, and manufactures gears for automotive, aerospace, medical, food, and other commercial applications.
PROJECT DESCRIPTION:	First Gear, Inc. will purchase new manufacturing equipment.

CREATED		RETAINED	
JOBS CREATED (FULL-TIME):	2	JOBS RETAINED (FULL-TIME):	19
JOBS CREATED (PART-TIME):	0	JOBS RETAINED (PART-TIME):	0
TOTAL NEW PAYROLL:	\$65,000	TOTAL RETAINED PAYROLL:	\$ 663,170
AVERAGE SALARY (FULL-TIME NEW):	\$32,500	AVERAGE SALARY (FULL-TIME RETAINED):	\$ 34,904

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

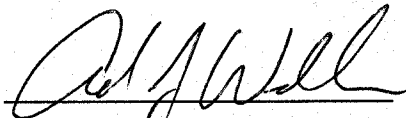
Per the policy of the City of Fort Wayne, the following guidelines apply to this project:

1. The period of deduction for personal property is five years.

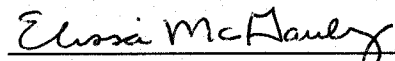
Under Fort Wayne Common Council's tax phase-in policies and procedures, First Gear, Inc. is eligible for a five year deduction on personal property improvements. Attached is a spreadsheet that shows how the application scored under the review system. Also attached is an estimate of the taxes saved and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

COMMENTS

Signed:


Economic Development Specialist

Reviewed:


Economic Development Specialist

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	
\$1,000,000 to \$4,999,999	8	
\$500,000 to \$999,999	6	
\$0 to \$499,999	4	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	
\$30,000 to \$79,999	4	
\$10,000 to \$29,999	3	
\$5,000 to \$9,999	2	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	1

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	5
------------------	---	---

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	
100 to 249	8	
50 to 99	6	
25 to 49	4	
10 to 24	2	2
1 to 9	1	

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

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

WAGES (20 points possible)

Median salary of the jobs created and/or retained

Over \$45,000	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	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 53

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 - 5 yr Schedule

Year	True Cash Value	"Pool 2"	True Tax Value	Assessed Value	Tax Abatement %	Tax Paid %	Deduction	Taxable A V	Tax Rate	Tax Paid	Tax Saved
1	\$400,000	40%	\$160,000	\$160,000	100%	0%	\$160,000	\$0	0.031973	\$0	\$5,116
2	\$400,000	56%	\$224,000	\$224,000	80%	20%	\$179,200	\$44,800	0.031973	\$1,432	\$5,730
3	\$400,000	42%	\$168,000	\$168,000	60%	40%	\$100,800	\$67,200	0.031973	\$2,149	\$3,223
4	\$400,000	32%	\$128,000	\$128,000	40%	60%	\$51,200	\$76,800	0.031973	\$2,456	\$1,637
5	\$400,000	30%	\$120,000	\$120,000	20%	80%	\$24,000	\$96,000	0.031973	\$3,069	\$767
6	\$400,000	30%	\$120,000	\$120,000	0%	100%	\$0	\$120,000	0.031973	\$3,837	\$0
7	\$400,000	30%	\$120,000	\$120,000	0%	100%	\$0	\$120,000	0.031973	\$3,837	\$0
8	\$400,000	30%	\$120,000	\$120,000	0%	100%	\$0	\$120,000	0.031973	\$3,837	\$0
9	\$400,000	30%	\$120,000	\$120,000	0%	100%	\$0	\$120,000	0.031973	\$3,837	\$0
10	\$400,000	30%	\$120,000	\$120,000	0%	100%	\$0	\$120,000	0.031973	\$3,837	\$0
11	\$400,000	30%	\$120,000	\$120,000	0%	100%	\$0	\$120,000	0.031973	\$3,837	\$0
									TOTAL TAX SAVED PERSONAL PROPERTY (10 yrs on 5 yr deduction)		\$16,472
									TOTAL TAX PAID PERSONAL PROPERTY (10 yrs on 5 yr deduction)		\$28,290

Public Hearing Date, if applicable _____

Read the first time in full and on motion by Councilman Thomas Didier
Read the second time by title and referred to the Finance
Committee. Read the third time in full and on motion by Councilman
Thomas Didier, 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>	_____	_____	_____
SHOAF	<u>✓</u>	_____	_____	_____
SMITH	<u>✓</u>	_____	_____	_____

DATED: 1-13-15 _____
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-2-15 on the 13th day of
January, 2015

ATTEST:
SANDRA E. KENNEDY, CITY CLERK
PRESIDING OFFICER John W. Crawford

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 14th day
of January, 2015, at the hour of 3:00 O'clock Pm. E.S.T.

SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 15th day of January
2015, at the hour of 9:30 O'clock Am. E.S.T.

THOMAS C. HENRY, MAYOR

BILL NO. R-15-01-03

REPORT OF COMMITTEE ON FINANCE

JANUARY 13, 2015

*TOM DIDIER – CHAIR
RUSS JEHL – CO-CHAIR
ALL COUNCIL MEMBERS*

A DECLARATORY RESOLUTION designating an “Economic Revitalization Area” under I.C. 6-1.1-12.1 for property commonly known as 7606 Freedom Way, Fort Wayne, Indiana 46818 (First Gear, Inc.). **COMMITTEE OF FINANCE HAVE HAD SAID ORDINANCE** under Consideration and beg leave to report back to the Common Council that said ordinance

DO PASS

DO NOT PASS

ABSTAIN

NO REC

[Handwritten signatures under 'DO PASS']
Tom Didier
Russ Jehl
[Signature]
[Signature]
[Signature]
[Signature]
[Signature]
[Signature]
[Signature]
[Signature]

**SANDRA E. KENNEDY
CITY CLERK**