

**A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as unassigned, portion of the 9000 block of Yeager Lane, Fort Wayne, Indiana 46898 (ABZ Realty/American Sealants Inc.)**

**WHEREAS**, Petitioner has duly filed its petition dated March 11, 2015 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 create 4 full-time, permanent jobs for a total created annual payroll of \$128,600, with the average created, annual job salary being \$32,150 and will retain 22 full-time and 1 part-time, permanent jobs for a total current annual payroll of \$1,195,324, with the average current, annual job salary being \$51,971; and

**WHEREAS**, the total estimated project cost is \$3,110,000; 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;

1                   **SECTION 3.** That, said designation of the hereinabove described property as an  
2 "Economic Revitalization Area" shall apply to both a deduction of the assessed value of real  
3 estate and personal property for new manufacturing, information technology, and logistical  
4 distribution equipment.

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

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

- 15                   (a) If the proposed development does not occur, the approximate current year tax  
16 rates for this site would be \$3.1982/\$100.
- 17                   (b) If the proposed development does occur and no deduction is granted, the  
18 approximate current year tax rate for the site would be \$3.1982/\$100 (the  
19 change would be negligible).
- 20                   (c) If the proposed development occurs and a deduction percentage of fifty percent  
21 (50%) is assumed, the approximate current year tax rate for the site would be  
22 \$3.1982/\$100 (the change would be negligible).
- 23                   (d) If the proposed new manufacturing, information technology, and logistical  
24 distribution equipment is not installed, the approximate current year tax rates for  
25 this site would be \$3.1982/\$100.
- 26                   (e) If the proposed new manufacturing, information technology, and logistical  
27 distribution equipment is installed and no deduction is granted, the approximate  
28 current year tax rate for the site would be \$3.1982/\$100 (the change would be  
29 negligible).
- 30                   (f) If the proposed new manufacturing, information technology, and logistical  
distribution equipment is installed and a deduction percentage of eighty percent  
(80%) is assumed, the approximate current year tax rate for the site would be  
\$3.1982/\$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.

1                   **SECTION 7.** That, pursuant to I.C. 6-1.1-12.1, it is hereby determined that the  
2 deduction from the assessed value of the real property shall be for a period of ten years, and  
3 the deduction from the assessed value of the new manufacturing, information technology,  
4 and logistical distribution equipment shall be for a period of seven years.

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

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

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

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

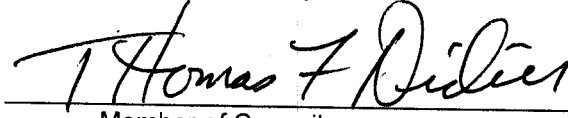
10                   **SECTION 10.** That, the benefits described in the Petitioner's Statement of Benefits  
11 can be reasonably expected to result from the project and are sufficient to justify the  
12 applicable deductions.

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

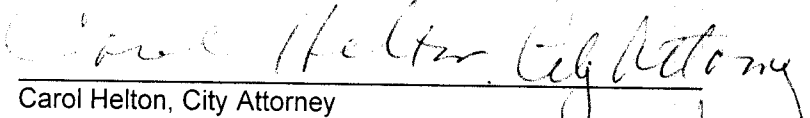
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**SECTION 12.** That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that has received a deduction under section 3 or 4.5 of this chapter may be required to repay the deduction amount as determined by the county auditor in accordance with 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





MAR 11 2015 *aj*

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:	\$ 2,900,000
Total cost of manufacturing equipment improvements:	\$ 135,000
Total cost of research and development equipment improvements:	\$ 35,000
Total cost of logistical distribution equipment improvements:	\$ 40,000
Total cost of information technology equipment improvements:	\$ 40,000
<b>TOTAL OF ABOVE IMPROVEMENTS:</b>	<b>\$ 3,110,000</b>

**GENERAL INFORMATION**

Real property taxpayer's name: ABZ Reality

Personal property taxpayer's name: American Sealants Inc.

Telephone number: 260-489-0728

Address listed on tax bill: 3806 Option Pass , Fort Wayne, IN 46898

Name of company to be designated, if applicable: American Sealants Inc.

Year company was established: 1987

Address of property to be designated: Located at Lot 13 and south 120' of Lot 14 in Airport Business Center

Real estate property identification number: 02-17-05-100-009.000-071

Contact person name: Chris Zaremba

Contact person telephone number: (260) 489-0728      Contact person Email: czaremba@americansealantsinc

Contact person address: 3806 Option Pass

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Chris Zaremba	President	3806 Option Pass	(260) 489-0728
Linda Zaremba	Sec/Tres.	3806 Option Pass	(260) 489-0728
Andrew Zaremba	VP Operations	3806 Option Pass	(260) 489-0728

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

NAME	PERCENTAGE
Chris Zaremba	.95238095
Linda Zaremba	.04761905

- 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)? 424690

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

Adhesive and Sealant packaging operations. Private labeling and contract packaging of adhesives and sealants.

Dollar amount of annual sales for the last three years:

Year	Annual Sales
2014	\$ 7,947,563.00
2013	\$ 6,876,280
2012	\$ 5,851,362

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

Customer Name	City/State	Annual Gross Sales
Perfecto Aquariums( United Pet Group)	Noblesville Indiana	\$ 832,869
Onyx Collection	Belvue, KS	\$ 634,170
Whirlpool Corp.	Plainsville , Indiana	\$ 499,440

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

Supplier Name	City/State	Annual Gross Purchases
Dow Corning/Xiameter	Elizabethtown , KY	\$ 1,148,784
Shin Etsu Silicone	Akron, Ohio	\$ 1,408,836
Kelly Box	Fort Wayne, In	\$ 105,000

List the company's top three competitors:

Competitor Name	City/State
Accumetric Inc.	Elizabethtown, KY
Silco Inc.	Mentor, Ohio
Premier Ind	Massillon, Ohio

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

American Sealants provides private labeling and custom contract packaging of adhesive and sealants. American Sealants provides these services for 3 primary markets. The automotive aftermarket, appliance aftermarket as well as construction market. American Sealants also provides custom sealants for the industrial 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?

A warehouse and production facility will be constructed on the vacant land Located at Lot 13 and south 120' of Lot 14 in Airport Business Center Ft Wayne Indiana.

**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:

Vacant Land

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

N/A

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

Construction of a 50,000 to 65,000 square foot production and warehouse facility.

Projected construction start (month/year): 06/2015

Projected construction completion (month/year): 01/2016

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

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

**PERSONAL PROPERTY INFORMATION**

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

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

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

- Shrink wrapping equipment for finished skids.
- Telecommunication
- update computer system
- Packaging equipment for cartridge/squeeze tube
- Racking system
- ink Jet coding

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): 10/2015

Date last piece of equipment will be installed (month/year): 04/2016

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

- Packaging Equipment depreciation term of 10 years.
- Up date IT equipment depreciation term of 5 years
- Racking system term 10 years
- Ink Jet coding 5 years

**ELIGIBLE VACANT BUILDING INFORMATION**

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

Yes  No Has the building for which you are seeking designation for tax 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](http://www.bls.gov/oes/current/oes_23060.htm)

**Current Full-Time Employment**

Occupation	Occupation Code	Number of Jobs	Total Payroll
Management	11-1021	4	\$ 376,236
Production Workers	51-0000	13	\$ 505,155
Shipping/receiving	43-5071	1	\$ 26,490
Sales	41-9099	2	\$ 227,684
Maintenance	49-9043	2	\$ 59,759

**Retained Full-Time Employment**

Occupation	Occupation Code	Number of Jobs	Total Payroll
Management	11-1021	4	\$ 376,236
Production	51-0000	13	\$ 505,155
Shipping/receiving	43-5071	1	\$ 26,490
Sales	41-9099	2	\$ 227,684
Maintenance	49-9043	2	\$ 59,759

**Additional Full-Time Employment**

Occupation	Occupation Code	Number of Jobs	Total Payroll
Production	51-0000	3	\$ 93,600
Maintenance	49-9043	1	\$ 35,000

**PUBLIC BENEFIT INFORMATION**

**Current Part-Time or Temporary Jobs**

Occupation	Occupation Code	Number of Jobs	Total Payroll
Cleaning/landscape	37-0000	1	\$ 13,700

**Retained Part-Time or Temporary Jobs**

Occupation	Occupation Code	Number of Jobs	Total Payroll
cleaning/landscape	37-0000		\$ 15,000

**Additional Part-Time or Temporary Jobs**

Occupation	Occupation Code	Number of Jobs	Total Payroll

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

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

List any benefits not mentioned above:

401k

When will you reach the levels of employment shown above? (month/year): 01/2016

**REQUIRED ATTACHMENTS**

The following must be attached to the application.

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

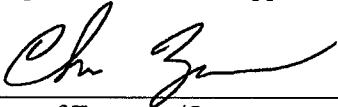
ERA filing fee (either real or personal property improvements)	.1% of total project cost not to exceed \$500
ERA filing fee (both real and personal property improvements)	.1% of total project cost not to exceed \$750
ERA filing fee (vacant commercial or industrial building)	\$500
ERA filing fee in an EDTA	\$100
Amendment to extend designation period	\$300
Waiver of non compliance with ERA filing	\$500 + ERA filing fee

- 4. **Owner's Certificate (if applicant is not the owner of property to be designated) Should be marked as Exhibit B if applicable.**

**CERTIFICATION**

I, as the legal taxpayer and/or owner, hereby certify that all information and representations made on this application and its attached exhibits are true and complete and that neither an Improvement Location Permit nor a Structural Permit has been filed for construction of improvements, nor has any manufacturing, research and development, logistical distribution or information technology equipment which is a part of this application been purchased and installed as of the date of filing of this application. I also certify that the taxpayer is not delinquent on any and all property tax due to taxing jurisdictions within Allen County, Indiana. I understand that any incorrect information on this application may result in a rescission of any tax 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

Chris Zarembo

\_\_\_\_\_  
Printed Name and Title of Applicant

03/02/2015

\_\_\_\_\_  
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

MAR 11 2015

**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**

1. This statement must be submitted to the body designating the Economic Revitalization Area **BEFORE** a 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.
2. 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.
3. To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated or with the county assessor if there is no township assessor for the township. 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.
4. 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)
5. 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 American Sealants Inc.					Name of contact person Chris Zaremba						
Address of taxpayer (number and street, city, state, and ZIP code) 3806 Option pass, Fort Wayne, IN 46819							Telephone number ( 260 ) 489-0728				
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT											
Name of designating body Fort Wayne Common Council							Resolution number (s)				
Location of property Located at Lot 13 and south 120' of Lot 14 in Airport Business Center				County Allen		DLGF taxing district number 73					
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.) Packaging Equipment for Cartridge/tube Telecommunication Computer system update Racking System Ink Jet Coding Shrink wrapping equipment						ESTIMATED					
								START DATE		COMPLETION DATE	
						Manufacturing Equipment		01/05/2016		04/08/2016	
						R & D Equipment					
						Logist Dist Equipment		10/01/2015		12/29/2016	
IT Equipment		10/01/2015		12/29/2016							
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT											
Current number 23		Salaries \$1,195,324.00		Number retained 23		Salaries \$1,195,324.00		Number additional 4		Salaries 128600	
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			135,000.00				35,000.00		40,000.00		
Less values of any property being replaced											
Net estimated values upon completion of project			135,000.00				35,000.00		40,000.00		
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) 03/02/2015				
Printed name of authorized representative Chris Zaremba					Title President						

**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 checked="" 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) 03-24-15
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.



**STATEMENT OF BENEFITS  
REAL ESTATE IMPROVEMENTS**

State Form 51767 (R5 / 12-13)  
Prescribed by the Department of Local Government Finance

CITY OF FT WAYNE

20__ PAY 20__
<b>FORM SB-1 / Real Property</b>
<b>PRIVACY NOTICE</b>
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.

MAR 11 2015  
MJP

COMMUNITY DEVELOPMENT

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):  
 Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)  
 Residentially distressed area (IC 6-1.1-12.1-4.1)

**INSTRUCTIONS:**

1. This statement must be submitted to the body designating the Economic Revitalization Area **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. 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.
2. 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.
3. 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.
4. A property owner who files for the deduction must provide the County Auditor and designating body with a 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)
5. 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 <b>ABC Reality</b>		
Address of taxpayer (number and street, city, state, and ZIP code) <b>3806 Option Pass</b>		
Name of contact person <b>Chris Zaremba</b>	Telephone number <b>( 260 ) 489-0728</b>	E-mail address <b>czaremba@americansealant</b>

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

Name of designating body <b>Fort Wayne Common Council</b>	Resolution number
Location of property <b>Located at Lot 13 and south 120' of Lot 14 in Airport Business</b>	County <b>Allen</b>
DLGF taxing district number <b>73</b>	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) <b>Build new 50,000 to 65,000 square foot warehouse/production facility at Located at Lot 13 and south 120' of Lot 14 in Airport Business Center</b>	Estimated start date (month, day, year) <b>06/01/2015</b>
	Estimated completion date (month, day, year) <b>01/04/2016</b>

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

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
<b>23.00</b>	<b>\$1,195,324.00</b>	<b>23.00</b>	<b>\$1,195,324.00</b>	<b>4.00</b>	<b>\$128,600.00</b>

**SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT**

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values		
Plus estimated values of proposed project	<b>2,900,000.00</b>	
Less values of any property being replaced		
Net estimated values upon completion of project	<b>2,900,000.00</b>	

**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) <b>03/02/2015</b>
Printed name of authorized representative <b>Chris Zaremba</b>	Title <b>President</b>

**FOR USE OF THE DESIGNATING BODY**

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

- A. The designated area has been limited to a period of time not to exceed \_\_\_\_\_ calendar years\* (see below). The date this designation expires is December 31, 2016.
- B. The type of deduction that is allowed in the designated area is limited to:  
 1. Redevelopment or rehabilitation of real estate improvements  Yes  No  
 2. Residentially distressed areas  Yes  No
- C. The amount of the deduction applicable is limited to \$ unlimited.
- D. Other limitations or conditions (specify) N/A
- E. Number of years allowed:  Year 1  Year 2  Year 3  Year 4  Year 5 (\* see below)  
 Year 6  Year 7  Year 8  Year 9  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) <i>John N. Crawford</i>	Telephone number (260) 427-1221	Date signed (month, day, year) 03/24/15
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.

- 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.

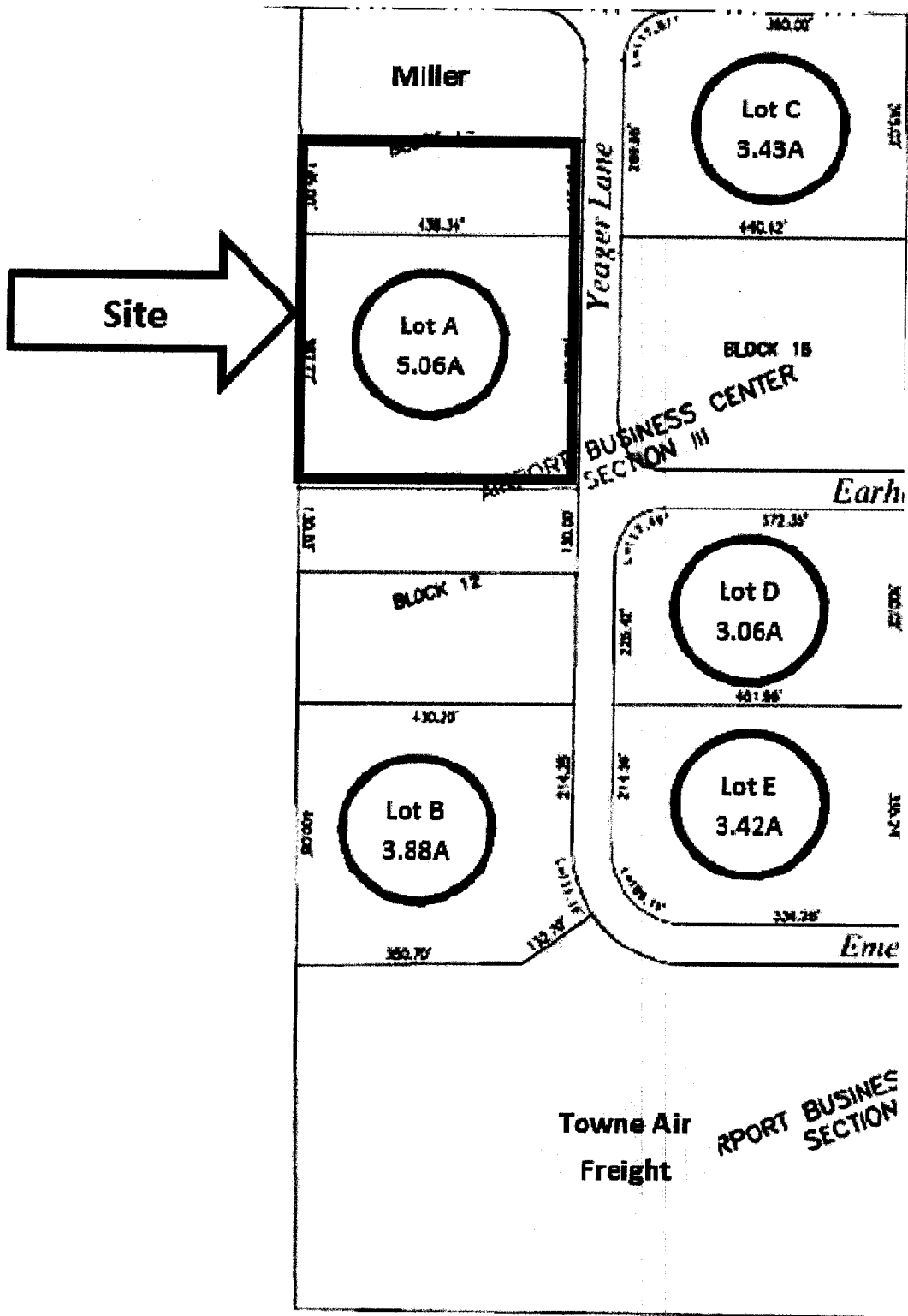


**NEW ORIGINAL DESCRIPTION:**

Block Number 13 together with part of Block Number 14, all in Airport Business Center, Section III, as recorded in Plat Cabinet D, page 145, and Document Number 201079987 in the Office of the Recorder of Allen County, Indiana, and being more particularly described as follows, to wit:

Commencing at a #5 rebar at the Northwest corner of said Block Number 14; thence South 00 degrees 24 minutes 00 seconds East (plat bearing and basis of all bearings in this description), on and along the West line of said Block Number 14, a distance of 225.00 feet to a #5 rebar at the Southwest corner of a 2.25 acre tract of real estate described in a deed to KLN Investments, LLC, in Document Number 205060086 in the Office of the Recorder of Allen County, Indiana, this being the true point of beginning; thence South 00 degrees 24 minutes 00 seconds East, continuing on and along said West line, and the West line of Block Number 13, a distance of 507.77 feet to a #5 rebar at the Southwest corner thereof; thence South 89 degrees 45 minutes 00 seconds East, on and along the South line of said Block Number 13, a distance of 433.95 feet to a #5 rebar at the Southeast corner of said Block Number 13; thence North 00 degrees 15 minutes 00 seconds East, on and along the East line of said Block Number 13 and the East line of said Block Number 14, a distance of 507.74 feet to a #5 rebar at the Southeast corner of said 2.25 acre tract; thence North 89 degrees 45 minutes 00 seconds West, on and along the South line of said 2.25 acre tract, a distance of 439.71 feet to the true point of beginning, containing 5.092 acres of land, subject to all easements of record. This description is based on an original survey by Sauer Land Surveying, Inc., numbered 114-100 and dated February 18, 2015.

Exhibit A



DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **ABZ Realty/American Sealants Inc. is requesting the designation of an Economic Revitalization Area for both real and personal property improvements in the amount of \$3,110,000. In order to expand, ABZ Realty/American Sealants Inc. will construct a 50,000 to 65,000 square foot warehouse and production facility. They will also purchase and install manufacturing, logistical distribution, and information technology equipment.**

EFFECT OF PASSAGE: **Constructing the new warehouse and production facility and purchasing the new equipment will allow American Sealants Inc. to maintain a competitive manufacturing environment. Four full-time jobs will be created.**

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

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

ASSIGNED TO COMMITTEE (PRESIDENT): **Thomas Didier and Russ Jehl**

# MEMORANDUM



**TO:** City Council  
**FROM:** Adam Welch, Economic Development Specialist  
**DATE:** March 18, 2015  
**RE:** Request for designation by ABZ Realty/American Sealants Inc. as an ERA for real and personal property improvements

## BACKGROUND

PROJECT ADDRESS:	<b>Unassigned (9000 Block of Yeager Lane)</b>	PROJECT LOCATED WITHIN:	<b>Economic Development Area</b>
PROJECT COST:	<b>\$ 3,110,000</b>	COUNCILMANIC DISTRICT:	<b>4</b>

COMPANY PRODUCT OR SERVICE:	<b>American Sealants Inc. provides private labeling and custom contract packaging of adhesive and sealants. American Sealants Inc. provides these services for three primary markets—the automotive aftermarket, appliance aftermarket, and construction market. They also provide custom sealants for industrial manufacturing.</b>
PROJECT DESCRIPTION:	<b>American Sealants Inc. will construct a 50,000 to 65,000 square foot warehouse and production facility. They will also purchase and install manufacturing, logistical distribution, and information technology equipment.</b>

### CREATED

### RETAINED

JOBS CREATED (FULL-TIME):	<b>4</b>	JOBS RETAINED (FULL-TIME):	<b>22</b>
JOBS CREATED (PART-TIME):	<b>0</b>	JOBS RETAINED (PART-TIME):	<b>1</b>
TOTAL NEW PAYROLL:	<b>\$128,600</b>	TOTAL RETAINED PAYROLL:	<b>\$1,195,324</b>
AVERAGE SALARY (FULL-TIME NEW):	<b>\$32,150</b>	AVERAGE SALARY (FULL-TIME RETAINED):	<b>\$53,651</b>

## 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 I2 – 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.

<b>POLICY</b>
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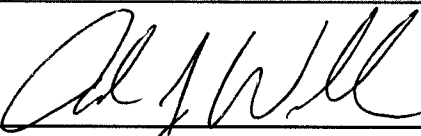
**Per the policy of the City of Fort Wayne, the following guidelines apply to this project:**

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

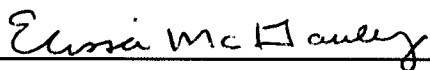
Under Fort Wayne Common Council's tax phase-in policies and procedures, ABZ Realty/American Sealants Inc. is eligible for a ten year deduction on real property improvements and a seven year deduction on personal property improvements. Attached is a spreadsheet that shows how the application scored under the review system. Also attached is an estimate of the taxes saved and paid over the length of the deduction schedules.

<b>COMMENTS</b>
-----------------

Signed:

  
 \_\_\_\_\_  
 Economic Development Specialist

Reviewed:

  
 \_\_\_\_\_  
 Economic Development Manager

<b>COMMUNITY DEVELOPMENT DIVISION</b>
---------------------------------------

# Real Property Abatements

Tax Abatement Review System

Points Possible      Points Awarded

## INVESTMENT (30 points possible)

Total new investment in real property (new structures and/or rehabilitation)

Over \$1,000,000	10	10
\$500,000 to \$999,999	8	
\$100,000 to \$499,999	6	
Under \$100,000	4	

Investment per employee (both jobs created and retained)

\$35,000 or more	10	10
\$18,500 to \$34,999	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	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	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

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	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	5

**Total 70**

**Length of Abatement**

20 to 39 points - 3 year abatement
40 to 59 points - 5 year abatement
60 to 89 points - 7 year abatement
70 to 100 points - 10 year abatement

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

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

**Personal Property Abatements**

Tax Abatement Review System

	Points Possible	Points Awarded
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**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	
\$6,250 to \$18,499	6	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	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	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	
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**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	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	5

**Total 60**

**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.

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**

**PERSONAL PROPERTY TAX ABATEMENT - 7 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	\$210,000	\$84,000	\$84,000	100%	0%	\$84,000	\$0	0.031982	\$0	\$2,686
2	\$210,000	\$117,600	\$117,600	85%	15%	\$99,960	\$17,640	0.031982	\$564	\$3,197
3	\$210,000	\$88,200	\$88,200	71%	29%	\$62,822	\$25,578	0.031982	\$818	\$2,003
4	\$210,000	\$67,200	\$67,200	57%	43%	\$38,304	\$28,896	0.031982	\$924	\$1,225
5	\$210,000	\$63,000	\$63,000	43%	57%	\$27,090	\$35,910	0.031982	\$1,148	\$866
6	\$210,000	\$63,000	\$63,000	29%	71%	\$18,270	\$44,730	0.031982	\$1,431	\$584
7	\$210,000	\$63,000	\$63,000	14%	86%	\$8,820	\$54,180	0.031982	\$1,733	\$282
8	\$210,000	\$63,000	\$63,000	0%	100%	\$0	\$63,000	0.031982	\$2,015	\$0
9	\$210,000	\$63,000	\$63,000	0%	100%	\$0	\$63,000	0.031982	\$2,015	\$0
10	\$210,000	\$63,000	\$63,000	0%	100%	\$0	\$63,000	0.031982	\$2,015	\$0
11	\$210,000	\$63,000	\$63,000	0%	100%	\$0	\$63,000	0.031982	\$2,015	\$0
TOTAL TAX SAVED									(10 yrs on 7 yr deduction)	<b>\$10,844</b>
TOTAL TAX PAID									(10 yrs on 7 yr deduction)	<b>\$12,663</b>

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

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

Year	Cash Value	True Tax Value	Assessed Value	Tax Abatement %	Tax Paid %	Deduction	Taxable AV	Tax Rate	Tax Paid	Tax Saved
1	\$2,900,000	\$2,900,000	\$2,900,000	100%	0%	\$2,900,000	\$0	0.031982	\$0	\$92,748
2	\$2,900,000	\$2,900,000	\$2,900,000	95%	5%	\$2,755,000	\$145,000	0.031982	\$4,637	\$88,110
3	\$2,900,000	\$2,900,000	\$2,900,000	80%	20%	\$2,320,000	\$580,000	0.031982	\$18,550	\$74,198
4	\$2,900,000	\$2,900,000	\$2,900,000	65%	35%	\$1,885,000	\$1,015,000	0.031982	\$32,462	\$60,286
5	\$2,900,000	\$2,900,000	\$2,900,000	50%	50%	\$1,450,000	\$1,450,000	0.031982	\$46,374	\$46,374
6	\$2,900,000	\$2,900,000	\$2,900,000	40%	60%	\$1,160,000	\$1,740,000	0.031982	\$55,649	\$37,099
7	\$2,900,000	\$2,900,000	\$2,900,000	30%	70%	\$870,000	\$2,030,000	0.031982	\$64,923	\$27,824
8	\$2,900,000	\$2,900,000	\$2,900,000	20%	80%	\$580,000	\$2,320,000	0.031982	\$74,198	\$18,550
9	\$2,900,000	\$2,900,000	\$2,900,000	10%	90%	\$290,000	\$2,610,000	0.031982	\$83,473	\$9,275
10	\$2,900,000	\$2,900,000	\$2,900,000	5%	95%	\$145,000	\$2,755,000	0.031982	\$88,110	\$4,637
11	\$2,900,000	\$2,900,000	\$2,900,000	0%	100%	\$0	\$2,900,000	0.031982	\$92,748	\$0
TOTAL TAX SAVED REAL PROPERTY									(10 yrs on 10 yr deduction)	<b>\$459,102</b>
TOTAL TAX PAID REAL PROPERTY									(10 yrs on 10 yr deduction)	<b>\$468,376</b>
TOTAL TAX SAVED MACHINERY & BUILDING									(10 yrs on 7 & 10 yr deductions)	<b>\$469,946</b>
TOTAL TAX PAID MACHINERY & BUILDING									(10 yrs on 7 & 10 yr deductions)	<b>\$481,039</b>

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

Public Hearing Date, if applicable \_\_\_\_\_

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

DATED: 3-24-15 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-27-15 on the 24<sup>th</sup> day of  
March, 2015

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

John N. Crawford  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 25<sup>th</sup> day  
of March, 2015, at the hour of 3:45 O'clock P.M. E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 27<sup>th</sup> day of MARCH

2015, at the hour of 8:00 O'clock AM E.S.T.

Thomas C. Henry  
THOMAS C. HENRY, MAYOR



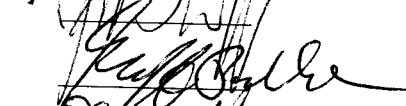
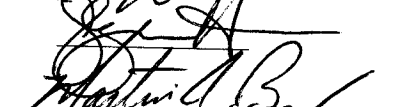
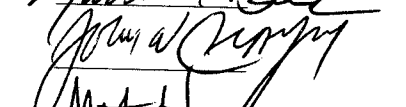
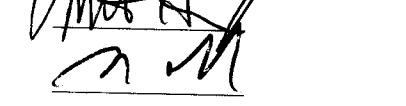



BILL NO. R-15-03-19

# REPORT OF COMMITTEE ON FINANCE

## MARCH 24, 2015

THOMAS 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 unassigned, portion of the 9000 block of Yeager Lane, Fort Wayne, Indiana 46898 (ABZ Realty/American Sealants Inc.). **COMMITTEE OF FINANCE HAVE HAD SAID ORDINANCE** under Consideration and beg leave to report back to the Common Council that said ordinance

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

**SANDRA E. KENNEDY**  
**CITY CLERK**

**A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as unassigned, portion of the 9000 block of Yeager Lane, Fort Wayne, Indiana 46898 (ABZ Realty/American Sealants Inc.)**

**WHEREAS**, Petitioner has duly filed its petition dated March 11, 2015 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 create 4 full-time, permanent jobs for a total created annual payroll of \$128,600, with the average created, annual job salary being \$32,150 and will retain 22 full-time and 1 part-time, permanent jobs for a total current annual payroll of \$1,195,324, with the average current, annual job salary being \$51,971; and

**WHEREAS**, the total estimated project cost is \$3,110,000; 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;

1                   **SECTION 3.** That, said designation of the hereinabove described property as an  
2 "Economic Revitalization Area" shall apply to both a deduction of the assessed value of real  
3 estate and personal property for new manufacturing, information technology, and logistical  
4 distribution equipment.

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

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

- 15                   (a) If the proposed development does not occur, the approximate current year tax  
16 rates for this site would be \$3.1982/\$100.
- 17                   (b) If the proposed development does occur and no deduction is granted, the  
18 approximate current year tax rate for the site would be \$3.1982/\$100 (the  
19 change would be negligible).
- 20                   (c) If the proposed development occurs and a deduction percentage of fifty percent  
21 (50%) is assumed, the approximate current year tax rate for the site would be  
22 \$3.1982/\$100 (the change would be negligible).
- 23                   (d) If the proposed new manufacturing, information technology, and logistical  
24 distribution equipment is not installed, the approximate current year tax rates for  
25 this site would be \$3.1982/\$100.
- 26                   (e) If the proposed new manufacturing, information technology, and logistical  
27 distribution equipment is installed and no deduction is granted, the approximate  
28 current year tax rate for the site would be \$3.1982/\$100 (the change would be  
29 negligible).
- 30                   (f) If the proposed new manufacturing, information technology, and logistical  
distribution equipment is installed and a deduction percentage of eighty percent  
(80%) is assumed, the approximate current year tax rate for the site would be  
\$3.1982/\$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.

1                   **SECTION 7.** That, pursuant to I.C. 6-1.1-12.1, it is hereby determined that the  
2 deduction from the assessed value of the real property shall be for a period of ten years, and  
3 the deduction from the assessed value of the new manufacturing, information technology,  
4 and logistical distribution equipment shall be for a period of seven years.

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

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

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

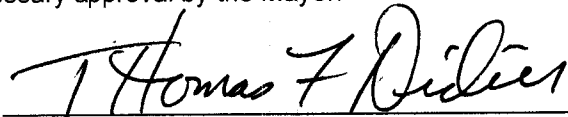
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24                   **SECTION 10.** That, the benefits described in the Petitioner's Statement of Benefits  
25 can be reasonably expected to result from the project and are sufficient to justify the  
26 applicable deductions.

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

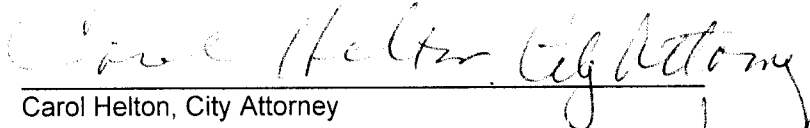
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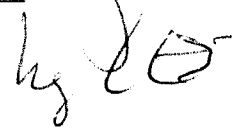
**SECTION 12.** That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that has received a deduction under section 3 or 4.5 of this chapter may be required to repay the deduction amount as determined by the county auditor in accordance with section 12 of said chapter if the property owner ceases 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





MAR 11 2015 *[Signature]*

**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:	\$ 2,900,000
Total cost of manufacturing equipment improvements:	\$ 135,000
Total cost of research and development equipment improvements:	\$ 35,000
Total cost of logistical distribution equipment improvements:	\$ 40,000
Total cost of information technology equipment improvements:	\$ 3,110,000
<b>TOTAL OF ABOVE IMPROVEMENTS:</b>	<b>\$ 3,110,000</b>

**GENERAL INFORMATION**

Real property taxpayer's name: ABZ Reality

Personal property taxpayer's name: American Sealants Inc.

Telephone number: 260-489-0728

Address listed on tax bill: 3806 Option Pass , Fort Wayne, IN 46898

Name of company to be designated, if applicable: American Sealants Inc.

Year company was established: 1987

Address of property to be designated: Located at Lot 13 and south 120' of Lot 14 in Airport Business Center

Real estate property identification number: 02-17-05-100-009.000-071

Contact person name: Chris Zaremba

Contact person telephone number: (260) 489-0728 Contact person Email: czaremba@americansealantsinc

Contact person address: 3806 Option Pass

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Chris Zaremba	President	3806 Option Pass	(260) 489-0728
Linda Zaremba	Sec/Tres.	3806 Option Pass	(260) 489-0728
Andrew Zaremba	VP Operations	3806 Option Pass	(260) 489-0728

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

NAME	PERCENTAGE
Chris Zaremba	.95238095
Linda Zaremba	.04761905

- 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)? 424690

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

Adhesive and Sealant packaging operations. Private labeling and contract packaging of adhesives and sealants.

Dollar amount of annual sales for the last three years:

Year	Annual Sales
2014	\$ 7,947,563.00
2013	\$ 6,876,280
2012	\$ 5,851,362

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

Customer Name	City/State	Annual Gross Sales
Perfecto Aquariums( United Pet Group)	Noblesville Indiana	\$ 832,869
Onyx Collection	Belvue, KS	\$ 634,170
Whirlpool Corp.	Plainsville , Indiana	\$ 499,440

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

Supplier Name	City/State	Annual Gross Purchases
Dow Corning/Xiameter	Elizabethtown , KY	\$ 1,148,784
Shin Etsu Silicone	Akron, Ohio	\$ 1,408,836
Kelly Box	Fort Wayne, In	\$ 105,000

List the company's top three competitors:

Competitor Name	City/State
Accumetric Inc.	Elizabethtown, KY
Silco Inc.	Mentor, Ohio
Premier Ind	Massillon, Ohio

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

American Sealants provides private labeling and custom contract packaging of adhesive and sealants. American Sealants provides these services for 3 primary markets. The automotive aftermarket, appliance aftermarket as well as construction market. American Sealants also provides custom sealants for the industrial 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?

A warehouse and production facility will be constructed on the vacant land Located at Lot 13 and south 120' of Lot 14 in Airport Business Center Ft Wayne Indiana.

**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:

Vacant Land

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

N/A

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

Construction of a 50,000 to 65,000 square foot production and warehouse facility.

Projected construction start (month/year): 06/2015

Projected construction completion (month/year): 01/2016

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

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

**PERSONAL PROPERTY INFORMATION**

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

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

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

- Shrink wrapping equipment for finished skids.
- Telecommunication
- update computer system
- Packaging equipment for cartridge/squeeze tube
- Racking system
- ink Jet coding

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): 10/2015

Date last piece of equipment will be installed (month/year): 04/2016

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

- Packaging Equipment depreciation term of 10 years.
- Up date IT equipment depreciation term of 5 years
- Racking system term 10 years
- Ink Jet coding 5 years

**ELIGIBLE VACANT BUILDING INFORMATION**

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

Yes  No Has the building for which you are seeking designation for tax 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.

<b>PUBLIC BENEFIT INFORMATION</b>
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***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](http://www.bls.gov/oes/current/oes_23060.htm)

**Current Full-Time Employment**

Occupation	Occupation Code	Number of Jobs	Total Payroll
Management	11-1021	4	\$ 376,236
Production Workers	51-0000	13	\$ 505,155
Shipping/receiving	43-5071	1	\$ 26,490
Sales	41-9099	2	\$ 227,684
Maintenance	49-9043	2	\$ 59,759

**Retained Full-Time Employment**

Occupation	Occupation Code	Number of Jobs	Total Payroll
Management	11-1021	4	\$ 376,236
Production	51-0000	13	\$ 505,155
Shipping/receiving	43-5071	1	\$ 26,490
Sales	41-9099	2	\$ 227,684
Maintenance	49-9043	2	\$ 59,759

**Additional Full-Time Employment**

Occupation	Occupation Code	Number of Jobs	Total Payroll
Production	51-0000	3	\$ 93,600
Maintenance	49-9043	1	\$ 35,000

**PUBLIC BENEFIT INFORMATION**

**Current Part-Time or Temporary Jobs**

Occupation	Occupation Code	Number of Jobs	Total Payroll
Cleaning/landscape	37-0000	1	\$ 13,700

**Retained Part-Time or Temporary Jobs**

Occupation	Occupation Code	Number of Jobs	Total Payroll
cleaning/landscape	37-0000		\$ 15,000

**Additional Part-Time or Temporary Jobs**

Occupation	Occupation Code	Number of Jobs	Total Payroll

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

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

List any benefits not mentioned above:

401k

When will you reach the levels of employment shown above? (month/year): 01/2016

<b>REQUIRED ATTACHMENTS</b>
-----------------------------

The following must be attached to the application.

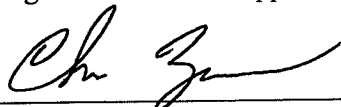
1. **Statement of Benefits Form(s) (first page/front side completed)**
2. **Full legal description of property and a plat map identifying the property boundaries. (Property tax bill legal descriptions are not sufficient.) Should be marked as Exhibit A.**
3. **Check for non-refundable application fee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

<b>CERTIFICATION</b>
----------------------

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

Chris Zaremba

\_\_\_\_\_  
Printed Name and Title of Applicant

03/02/2015

\_\_\_\_\_  
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

**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.

MAR 11 2015

**INSTRUCTIONS**

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the Public Hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** 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.
2. 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.
3. To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated or with the county assessor if there is no township assessor for the township. 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.
4. 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)
5. 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 American Sealants Inc.			Name of contact person Chris Zaremba					
Address of taxpayer (number and street, city, state, and ZIP code) 3806 Option pass, Fort Wayne, IN 46819				Telephone number ( 260 ) 489-0728				
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT								
Name of designating body Fort Wayne Common Council			Resolution number (s)					
Location of property Located at Lot 13 and south 120' of Lot 14 in Airport Business Center		County Allen		DLGF taxing district number 73				
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.) Packaging Equipment for Cartridge/tube Telecommunication Computer system update Racking System Ink Jet Coding Shrink wrapping equipment			ESTIMATED					
			START DATE		COMPLETION DATE			
			Manufacturing Equipment		01/05/2016		04/08/2016	
			R & D Equipment					
			Logist Dist Equipment		10/01/2015		12/29/2016	
IT Equipment		10/01/2015		12/29/2016				
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT								
Current number 23	Salaries \$1,195,324.00	Number retained 23	Salaries \$1,195,324.00	Number additional 4	Salaries 128600			
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		135,000.00		35,000.00		40,000.00	
	Less values of any property being replaced							
Net estimated values upon completion of project		135,000.00		35,000.00		40,000.00		
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) 03/02/2015				
Printed name of authorized representative Chris Zaremba			Title President					

**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 checked="" 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) 03-24-15
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.



**STATEMENT OF BENEFITS  
REAL ESTATE IMPROVEMENTS**

State Form 51767 (R5 / 12-13)

Prescribed by the Department of Local Government Finance

CITY OF FT WAYNE

20\_\_ PAY 20\_\_

FORM SB-1 / Real Property

**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.

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

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

MAR 11 2015  
mj

**INSTRUCTIONS:**

1. This statement must be submitted to the body designating the Economic Revitalization Area and 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.
2. 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.
3. 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.
4. 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)
5. 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 <b>ABC Reality</b>					
Address of taxpayer (number and street, city, state, and ZIP code) <b>3806 Option Pass</b>					
Name of contact person <b>Chris Zaremba</b>		Telephone number <b>( 260 ) 489-0728</b>		E-mail address <b>czaremba@americansealant</b>	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body <b>Fort Wayne Common Council</b>				Resolution number	
Location of property <b>Located at Lot 13 and south 120' of Lot 14 in Airport Business</b>		County <b>Allen</b>		DLGF taxing district number <b>73</b>	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) <b>Build new 50,000 to 65,000 square foot warehouse/production facility at Located at Lot 13 and south 120' of Lot 14 in Airport Business Center</b>				Estimated start date (month, day, year) <b>06/01/2015</b>	
				Estimated completion date (month, day, year) <b>01/04/2016</b>	
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number <b>23.00</b>	Salaries <b>\$1,195,324.00</b>	Number retained <b>23.00</b>	Salaries <b>\$1,195,324.00</b>	Number additional <b>4.00</b>	Salaries <b>\$128,600.00</b>
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
			REAL ESTATE IMPROVEMENTS		
			COST	ASSESSED VALUE	
Current values					
Plus estimated values of proposed project			<b>2,900,000.00</b>		
Less values of any property being replaced					
Net estimated values upon completion of project			<b>2,900,000.00</b>		
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) <b>03/02/2015</b>	
Printed name of authorized representative <b>Chris Zaremba</b>			Title <b>President</b>		

**FOR USE OF THE DESIGNATING BODY**

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

- A. The designated area has been limited to a period of time not to exceed        calendar years\* (see below). The date this designation expires is December 31, 2016.
- B. The type of deduction that is allowed in the designated area is limited to:  
 1. Redevelopment or rehabilitation of real estate improvements  Yes  No  
 2. Residentially distressed areas  Yes  No
- C. The amount of the deduction applicable is limited to \$ unlimited.
- D. Other limitations or conditions (specify) N/A
- E. Number of years allowed:  Year 1  Year 2  Year 3  Year 4  Year 5 (\* see below)  
 Year 6  Year 7  Year 8  Year 9  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) <i>John N. Crawford</i>	Telephone number (260) 427-1221	Date signed (month, day, year) 03/24/15
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.

- 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.

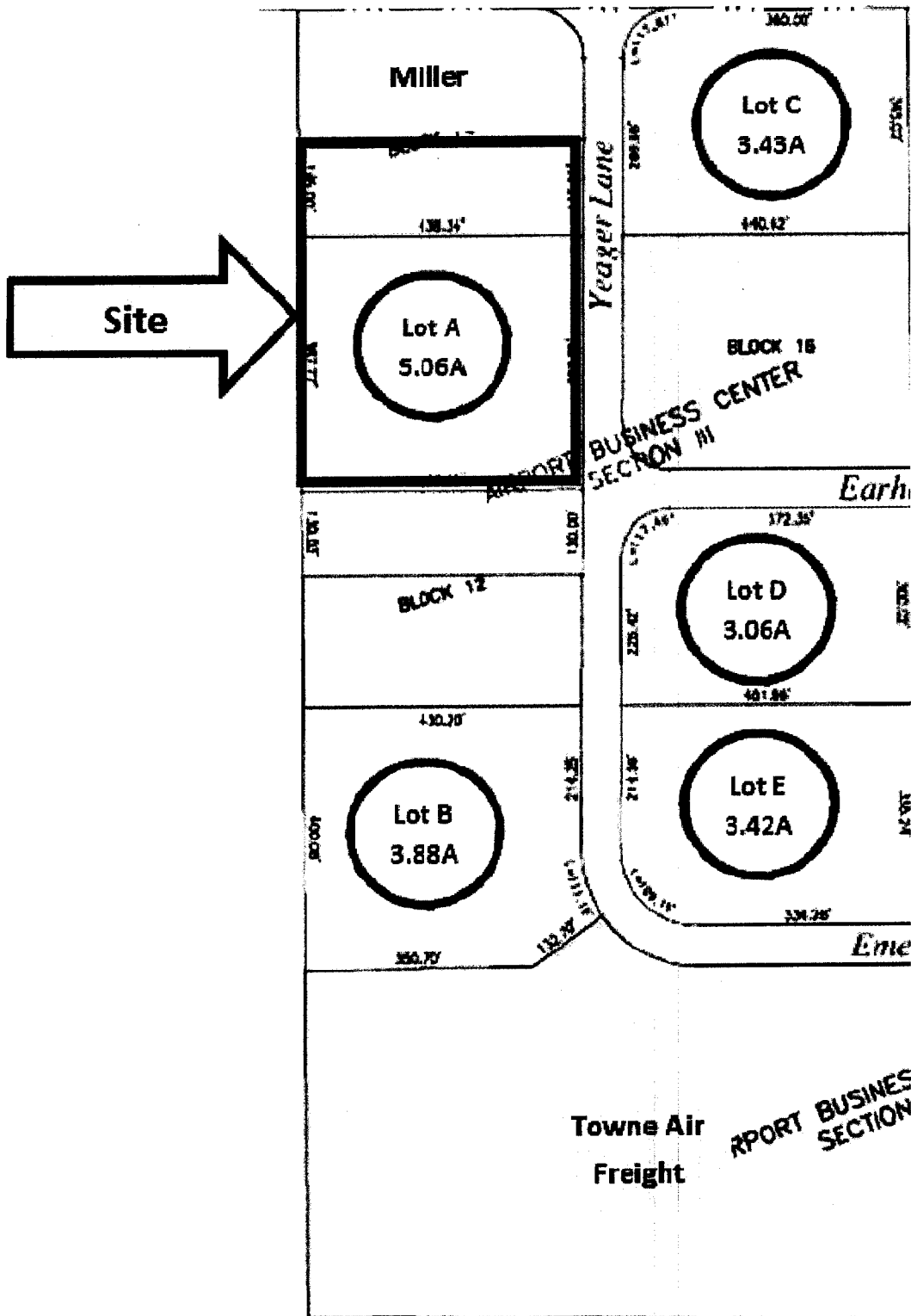


**NEW ORIGINAL DESCRIPTION:**

Block Number 13 together with part of Block Number 14, all in Airport Business Center, Section III, as recorded in Plat Cabinet D, page 145, and Document Number 201079987 in the Office of the Recorder of Allen County, Indiana, and being more particularly described as follows, to wit:

Commencing at a #5 rebar at the Northwest corner of said Block Number 14; thence South 00 degrees 24 minutes 00 seconds East (plat bearing and basis of all bearings in this description), on and along the West line of said Block Number 14, a distance of 225.00 feet to a #5 rebar at the Southwest corner of a 2.25 acre tract of real estate described in a deed to KLN Investments, LLC, in Document Number 205060086 in the Office of the Recorder of Allen County, Indiana, this being the true point of beginning; thence South 00 degrees 24 minutes 00 seconds East, continuing on and along said West line, and the West line of Block Number 13, a distance of 507.77 feet to a #5 rebar at the Southwest corner thereof; thence South 89 degrees 45 minutes 00 seconds East, on and along the South line of said Block Number 13, a distance of 433.95 feet to a #5 rebar at the Southeast corner of said Block Number 13; thence North 00 degrees 15 minutes 00 seconds East, on and along the East line of said Block Number 13 and the East line of said Block Number 14, a distance of 507.74 feet to a #5 rebar at the Southeast corner of said 2.25 acre tract; thence North 89 degrees 45 minutes 00 seconds West, on and along the South line of said 2.25 acre tract, a distance of 439.71 feet to the true point of beginning, containing 5.092 acres of land, subject to all easements of record. This description is based on an original survey by Sauer Land Surveying, Inc., numbered 114-100 and dated February 18, 2015.

Exhibit A



DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **ABZ Realty/American Sealants Inc. is requesting the designation of an Economic Revitalization Area for both real and personal property improvements in the amount of \$3,110,000. In order to expand, ABZ Realty/American Sealants Inc. will construct a 50,000 to 65,000 square foot warehouse and production facility. They will also purchase and install manufacturing, logistical distribution, and information technology equipment.**

EFFECT OF PASSAGE: **Constructing the new warehouse and production facility and purchasing the new equipment will allow American Sealants Inc. to maintain a competitive manufacturing environment. Four full-time jobs will be created.**

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

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

ASSIGNED TO COMMITTEE (PRESIDENT): **Thomas Didier and Russ Jehl**

# MEMORANDUM



**To:** City Council  
**FROM:** Adam Welch, Economic Development Specialist  
**DATE:** March 18, 2015  
**RE:** Request for designation by ABZ Realty/American Sealants Inc. as an ERA for real and personal property improvements

## BACKGROUND

PROJECT ADDRESS:	<b>Unassigned (9000 Block of Yeager Lane)</b>	PROJECT LOCATED WITHIN:	<b>Economic Development Area</b>
PROJECT COST:	<b>\$ 3,110,000</b>	COUNCILMANIC DISTRICT:	<b>4</b>

COMPANY PRODUCT OR SERVICE:	<b>American Sealants Inc. provides private labeling and custom contract packaging of adhesive and sealants. American Sealants Inc. provides these services for three primary markets—the automotive aftermarket, appliance aftermarket, and construction market. They also provide custom sealants for industrial manufacturing.</b>
PROJECT DESCRIPTION:	<b>American Sealants Inc. will construct a 50,000 to 65,000 square foot warehouse and production facility. They will also purchase and install manufacturing, logistical distribution, and information technology equipment.</b>

CREATED		RETAINED	
JOBS CREATED (FULL-TIME):	<b>4</b>	JOBS RETAINED (FULL-TIME):	<b>22</b>
JOBS CREATED (PART-TIME):	<b>0</b>	JOBS RETAINED (PART-TIME):	<b>1</b>
TOTAL NEW PAYROLL:	<b>\$128,600</b>	TOTAL RETAINED PAYROLL:	<b>\$1,195,324</b>
AVERAGE SALARY (FULL-TIME NEW):	<b>\$32,150</b>	AVERAGE SALARY (FULL-TIME RETAINED):	<b>\$53,651</b>

## 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 I2 – 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**

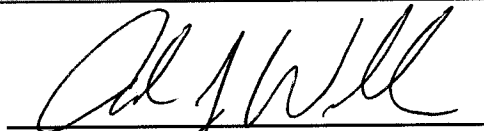
Per the policy of the City of Fort Wayne, the following guidelines apply to this project:

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

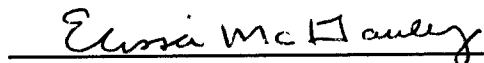
Under Fort Wayne Common Council's tax phase-in policies and procedures, ABZ Realty/American Sealants Inc. is eligible for a ten year deduction on real property improvements and a seven year deduction on personal property improvements. Attached is a spreadsheet that shows how the application scored under the review system. Also attached is an estimate of the taxes saved and paid over the length of the deduction schedules.

**COMMENTS**

Signed:

  
Economic Development Specialist

Reviewed:

  
Economic Development Manager

**COMMUNITY DEVELOPMENT DIVISION**

**Real Property Abatements**

Tax Abatement Review System

	Points Possible	Points Awarded
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**INVESTMENT (30 points possible)****Total new investment in real property (new structures and/or rehabilitation)**

Over \$1,000,000	10	10
\$500,000 to \$999,999	8	
\$100,000 to \$499,999	6	
Under \$100,000	4	

**Investment per employee (both jobs created and retained)**

\$35,000 or more	10	10
\$18,500 to \$34,999	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	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	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	
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**Estimated Percent of Business done outside**

<b>Allen County</b>		
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	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	5

<b>Total</b>	<b>70</b>
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### 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.

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

**Personal Property Abatements**

Tax Abatement Review System

	Points Possible	Points Awarded
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**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	
\$6,250 to \$18,499	6	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	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	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	
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**Estimated Percent of Business done outside**

<b>Allen County</b>		
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	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	5

**Total** 60

**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.

Percentage of Full-time Jobs	Average Annual Salary	10 Year
<b>10 year</b>		
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%		
<b>7 year</b>		
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%		
<b>5 year</b>		
Year 1: 100%		
Year 2: 80%		
Year 3: 60%		
Year 4: 40%		
Year 5: 20%		
Year 6: 0%		
<b>3 year</b>		
Year 1: 100%		
Year 2: 66%		
Year 3: 33%		
Year 4: 0%		

**POOL #2 FORT WAYNE COMMUNITY DEVELOPMENT DIVISION  
TAX ABATEMENT - ESTIMATE OF SAVINGS**

**PERSONAL PROPERTY TAX ABATEMENT - 7 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	\$210,000	\$84,000	\$84,000	100%	0%	\$84,000	\$0	0.031982	\$0	\$2,686
2	\$210,000	\$117,600	\$117,600	85%	15%	\$99,960	\$17,640	0.031982	\$564	\$3,197
3	\$210,000	\$88,200	\$88,200	71%	29%	\$62,622	\$25,578	0.031982	\$818	\$2,003
4	\$210,000	\$67,200	\$67,200	57%	43%	\$38,304	\$28,896	0.031982	\$924	\$1,225
5	\$210,000	\$63,000	\$63,000	43%	57%	\$27,090	\$35,910	0.031982	\$1,148	\$866
6	\$210,000	\$63,000	\$63,000	29%	71%	\$18,270	\$44,730	0.031982	\$1,431	\$584
7	\$210,000	\$63,000	\$63,000	14%	86%	\$8,820	\$54,180	0.031982	\$1,733	\$282
8	\$210,000	\$63,000	\$63,000	0%	100%	\$0	\$63,000	0.031982	\$2,015	\$0
9	\$210,000	\$63,000	\$63,000	0%	100%	\$0	\$63,000	0.031982	\$2,015	\$0
10	\$210,000	\$63,000	\$63,000	0%	100%	\$0	\$63,000	0.031982	\$2,015	\$0
11	\$210,000	\$63,000	\$63,000	0%	100%	\$0	\$63,000	0.031982	\$2,015	\$0
TOTAL TAX SAVED								(10 yrs on 7 yr deduction)		<b>\$10,844</b>
TOTAL TAX PAID								(10 yrs on 7 yr deduction)		<b>\$12,663</b>

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

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

Year	Cash Value	True Tax Value	Assessed Value	Tax Abatement %	Tax Paid %	Deduction	Taxable AV	Tax Rate	Tax Paid	Tax Saved
1	\$2,900,000	\$2,900,000	\$2,900,000	100%	0%	\$2,900,000	\$0	0.031982	\$0	\$92,748
2	\$2,900,000	\$2,900,000	\$2,900,000	95%	5%	\$2,755,000	\$145,000	0.031982	\$4,637	\$88,110
3	\$2,900,000	\$2,900,000	\$2,900,000	80%	20%	\$2,320,000	\$580,000	0.031982	\$18,550	\$74,198
4	\$2,900,000	\$2,900,000	\$2,900,000	65%	35%	\$1,885,000	\$1,015,000	0.031982	\$32,462	\$60,286
5	\$2,900,000	\$2,900,000	\$2,900,000	50%	50%	\$1,450,000	\$1,450,000	0.031982	\$46,374	\$46,374
6	\$2,900,000	\$2,900,000	\$2,900,000	40%	60%	\$1,160,000	\$1,740,000	0.031982	\$55,649	\$37,099
7	\$2,900,000	\$2,900,000	\$2,900,000	30%	70%	\$870,000	\$2,030,000	0.031982	\$64,923	\$27,824
8	\$2,900,000	\$2,900,000	\$2,900,000	20%	80%	\$580,000	\$2,320,000	0.031982	\$74,198	\$18,550
9	\$2,900,000	\$2,900,000	\$2,900,000	10%	90%	\$290,000	\$2,610,000	0.031982	\$83,473	\$9,275
10	\$2,900,000	\$2,900,000	\$2,900,000	5%	95%	\$145,000	\$2,755,000	0.031982	\$88,110	\$4,637
11	\$2,900,000	\$2,900,000	\$2,900,000	0%	100%	\$0	\$2,900,000	0.031982	\$92,748	\$0
TOTAL TAX SAVED REAL PROPERTY								(10 yrs on 10 yr deduction)		<b>\$459,102</b>
TOTAL TAX PAID REAL PROPERTY								(10 yrs on 10 yr deduction)		<b>\$468,376</b>
TOTAL TAX SAVED MACHINERY & BUILDING								(10 yrs on 7 & 10 yr deductions)		<b>\$469,946</b>
TOTAL TAX PAID MACHINERY & BUILDING								(10 yrs on 7 & 10 yr deductions)		<b>\$481,039</b>

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

Public Hearing Date, if applicable \_\_\_\_\_

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

DATED: 3-24-15 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-27-15 on the 24<sup>th</sup> day of  
March, 2015

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

John N. Crawford  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 25<sup>th</sup> day  
of March, 2015, at the hour of 3:45 O'clock P.M. E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 27<sup>th</sup> day of MARCH  
2015, at the hour of 8:00 O'clock AM E.S.T.

Thomas C. Henry  
THOMAS C. HENRY, MAYOR


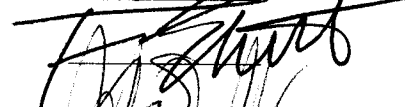

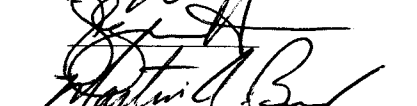
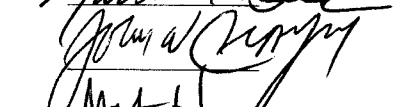
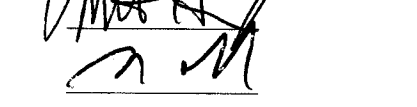

BILL NO. R-15-03-19

## REPORT OF COMMITTEE ON FINANCE

### MARCH 24, 2015

*THOMAS 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 unassigned, portion of the 9000 block of Yeager Lane, Fort Wayne, Indiana 46898 (ABZ Realty/American Sealants Inc.). **COMMITTEE OF FINANCE HAVE HAD SAID ORDINANCE** under Consideration and beg leave to report back to the Common Council that said ordinance

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

**SANDRA E. KENNEDY  
CITY CLERK**