

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 2980 E. Coliseum Blvd., Fort Wayne, Indiana 46805 (Irwin Hodson Group LLC)

WHEREAS, Petitioner has duly filed its petition dated April 3, 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 ten full-time, permanent jobs for a total new, annual payroll of \$435,000, with the average new annual job salary being \$43,500; and

WHEREAS, the total estimated project cost is \$1,165,000; 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 a deduction of the assessed value of personal
3 property for new manufacturing, logistical distribution, and information technology equipment.

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

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

13 (a) If the proposed new manufacturing, logistical distribution, and information
14 technology equipment is not installed, the approximate current year tax rates for
15 this site would be \$3.2081/\$100.

16 (b) If the proposed new manufacturing, logistical distribution, and information
17 technology equipment is installed and no deduction is granted, the approximate
18 current year tax rate for the site would be \$3.2081/\$100 (the change would be
19 negligible).

20 (c) If the proposed new manufacturing, logistical distribution, and information
21 technology equipment is installed and a deduction percentage of eighty percent
22 (80%) is assumed, the approximate current year tax rate for the site would be
23 \$3.2081/\$100 (the change would be negligible).

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25 and confirmed, or rescinded after public hearing and receipt by Common Council of the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

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

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

Year of Deduction	Percentage
1	100%
2	85%
3	71%

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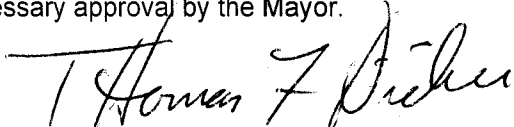
4	57%
5	43%
6	29%
7	14%

SECTION 9. That, the benefits described in the Petitioner's Statement of Benefits can be reasonably expected to result from the project and are sufficient to justify the applicable deductions.

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


SECTION 11. That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that has received a deduction under section 3 or 4.5 of 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 12. That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.



Member of Council

APPROVED AS TO FORM AND LEGALITY



Carol Helton, City Attorney



APR 03 2015 *JP*

**ECONOMIC REVITALIZATION AREA APPLICATION
CITY OF FORT WAYNE, INDIANA COMMUNITY DEVL.**

APPLICATION IS FOR: (Check appropriate box(es))

- Real Estate Improvements
- Personal Property Improvements
- Vacant Commercial or Industrial Building

Total cost of real estate improvements: _____
 Total cost of manufacturing equipment improvements: \$ 1,120,000
 Total cost of research and development equipment improvements: _____
 Total cost of logistical distribution equipment improvements: \$ 35,000
 Total cost of information technology equipment improvements: \$ 10,000
TOTAL OF ABOVE IMPROVEMENTS: \$ 1,165,000

GENERAL INFORMATION

Real property taxpayer's name: P&A Realty Inc.
 Personal property taxpayer's name: Irwin Hodson Group LLC
 Telephone number: (902) 667-3307
 Address listed on tax bill: 2980 Coliseum Blvd Suite 102 Fort Wayne Indiana 46805
 Name of company to be designated, if applicable: Irwin Hodson Group LLC
 Year company was established: 2000 (Reorganized)
 Address of property to be designated: 2980 E Coliseum Blvd
 Real estate property identification number: 02-08-30-428-001.000-072 (New Addition)
 Contact person name: Derek Chitty
 Contact person telephone number: (902) 667-3307 Contact person Email: dchitty@waldale.com
 Contact person address: 17 Tantramar Crescent Amherst NS B4H 4J6

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Todd Lawrence	President & CEO	17 Tantramar Crescent, Amherst NS	(902) 667-3307
Paul Fussner	Vice President	189 Overlook Rd, Painesville OH	(440) 358-9488
Derek Chitty	CFO	17 Tantramar Crescent, Amherst NS	(902) 667-3307

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

NAME	PERCENTAGE
Utsch Inc.	100%

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

What is the percentage of clients/customers served that are located outside of Allen County? All Indiana License Plates

What is the company's primary North American Industrial Classification Code (NAICs)? 332313

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

Irwin Hodson manufactures vehicle license plates for several US sates. This equipment will be used to manufacture license plates for the State of Indiana. There is also the option to manufacture license plates for other US States from this facility in the future.

Dollar amount of annual sales for the last three years:

Year	Annual Sales
2014	\$ 5,190,029.00
2013	\$ 4,558,269
2012	\$ 4,052,379

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

Customer Name	City/State	Annual Gross Sales
State Of Oregon	Salem, OR	\$ 1,500,000
Hawaii DMV	Honolulu, HI	\$ 1,250,000
South Carolina DMV (3M)	St. Paul, MN	\$ 325,000

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

Supplier Name	City/State	Annual Gross Purchases
3M	Dallas, Texas	\$ 800,000
Jupiter Aluminum	Hammond, Indiana	\$ 550,000
Intellectual Technology	Fort Wayne, Indiana	\$ 325,000

List the company's top three competitors:

Competitor Name	City/State
Various Correctional Industries (40 States)	Various

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

License plates for the entire State Of Indiana will be manufactured at this facility.

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

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

The building where the equipment will be installed was vacant and described as "near demolition state" several years ago. Since then it has been completely renovated and updated. This equipment will be installed in a newly constructed 11,000 square foot add-on facility.

REAL PROPERTY INFORMATION

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

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

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

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

Projected construction start (month/year): _____

Projected construction completion (month/year): _____

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

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

PERSONAL PROPERTY INFORMATION

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

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

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

Manufacturing Equipment (1) Digital license plate printer (2) Sheeting rewinder (3) Sheeting graphic positioning system (4) Plate blanking line equipment and dies

Logistical Distribution Equipment (1) Forklift (2) Pallet workstation (3) stretch wrap machine

Information Technology Equipment (1) Office computers (2) Office printers

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): 05/2015

Date last piece of equipment will be installed (month/year): 08/2015

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

Digital License Plate Printer 10 Years
 Sheeting Rewinder 10 Years
 Sheeting Graphic Positioning System 10 Years
 Plate Blanking Dies 10 Years
 Forklift 7 Years
 Pallet Workstation 7 Years
 Stretch Wrap Machine 7 Years
 Office Computers 3 Years
 Office Printers 3 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

Current Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Operations Manager	11-1021	1	\$ 120,000
Blanking Operator	51-4031	2	\$ 70,000
QC and Packaging	51-9111	5	\$ 175,000
Digital Printer Operator	27-1024	2	\$ 70,000

PUBLIC BENEFIT INFORMATION

Current Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll

Retained Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll

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

List any benefits not mentioned above:

When will you reach the levels of employment shown above? (month/year): 08/2015

REQUIRED ATTACHMENTS

The following must be attached to the application.

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

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

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

CERTIFICATION

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

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

Derek Chitty
Signature of Taxpayer/Owner

DEREK CHITTY CFO
Printed Name and Title of Applicant

March 13/15
Date

P&A Realty, Inc.
2021 Randall Road
Fort Wayne, IN 46804

March 13, 2015

Mr. Adam Welch
City of Fort Wayne
Community Development Division
200 E. Berry Street, Suite 320
Fort Wayne, IN 46802

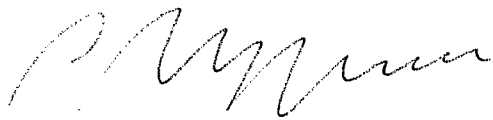
RE: Awareness and support of tax abatement for 2980 E. Coliseum Blvd., Fort Wayne, Indiana

Dear Mr. Welch,

I am the President and Owner of P&A Realty, Inc. Irwin Hodson Group will be sub-leasing the property at 2980 E. Coliseum Boulevard in Fort Wayne, owned by P&A Realty, Inc. P&A Realty, Inc. is aware and in full support of Irwin Hodson Group LLC in its efforts to secure a tax abatement and hiring grants for this location.

Sincerely,

P&A Realty, Inc.

A handwritten signature in black ink, appearing to read 'P. Bruggeman', written in a cursive style.

Patrick J. Bruggeman
President & Owner



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

APR 03 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.

COMMUNITY DEVELOPMENT

INSTRUCTIONS

- 1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing...
2. The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area...
3. To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return...
4. Property owners whose Statement of Benefits was approved, must submit Form CF-1/PP annually...
5. For a Form SB-1/PP that is approved after June 30, 2013, the designating body is required to establish an abatement schedule...

SECTION 1 TAXPAYER INFORMATION

Name of taxpayer: Irwin Hodson Group LLC
Name of contact person: Derek Chitty
Address of taxpayer: 12067 NE Glenn Widing DR Suite 103 Portland Oregon 97220
Telephone number: (902) 667-3307

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body: Fort Wayne Common Council
Location of property: 2980 E Coliseum Blvd Suite 102
County: Fort Wayne
DLGF taxing district number: 072
Description of manufacturing equipment: Motor vehicle license plate manufacturing equipment, including high-speed digital printers, license plate cutting equipment and dies, material handling equipment, reflective sheeting applicator, and packaging equipment.

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

Table with 6 columns: Current number, Salaries, Number retained, Salaries, Number additional, Salaries. Values: 0, 0, 0, 0, 10, 435,000

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

Table with columns for Manufacturing Equipment, R & D Equipment, Logist Dist Equipment, IT Equipment. Rows for Current values, Plus estimated values of proposed project, Less values of any property being replaced, Net estimated values upon completion of project.

SECTION 5 WASTE 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: Derek Chitty
Date signed: March 10, 2015
Printed name of authorized representative: Derek Chitty
Title: CFO

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; Yes No
 - 2. Installation of new research and development equipment; Yes No
 - 3. Installation of new logistical distribution equipment. Yes No
 - 4. Installation of new information technology equipment; Yes No
- C. The amount of deduction applicable to new manufacturing equipment is limited to \$ 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:
- Year 1 Year 2 Year 3 Year 4 Year 5 (see below *)
- Year 6 Year 7 Year 8 Year 9 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) 4-14-15
Printed name of authorized member of designating body John N. Crawford	Name of designating body Common Council	
Attested by: (signature and title of attester) <i>Sandra E. Kennedy</i>	Printed name of attester Sandra E. Kennedy	

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

IC 6-1.1-12.1-17

Abatement schedules

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

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

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

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

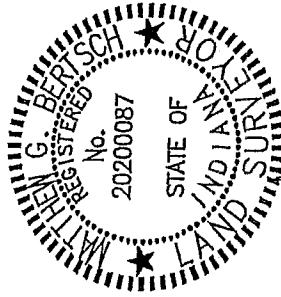
Exhibit "A"

Tract #2 Lease Area Description

PART OF THE SOUTHEAST ONE QUARTER OF SECTION 30, TOWNSHIP 31 NORTH, RANGE 13 EAST, ALLEN COUNTY, INDIANA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF LOT NUMBER 174 IN THE PLAT AS RECORDED OF KIRKWOOD PARK ADDITION, SECTION 14th IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY; THENCE RUNNING NORTH ON THE EAST LINE PRODUCED NORTH, OF SAID LOT, A DISTANCE OF 68.0 FEET; THENCE BY A DEFLECTION RIGHT OF 90 DEGREES 02 MINUTES 44 SECONDS, A DISTANCE OF 150.71 FEET; THENCE BY A DEFLECTION LEFT OF 90 DEGREES 00 MINUTES, A DISTANCE OF 17.81 FEET; THENCE BY A DEFLECTION RIGHT OF 90 DEGREES 02 MINUTES, A DISTANCE OF 12.60 FEET TO THE CENTERLINE OF A 60 FEET ACCESS, DRAINAGE, AND UTILITY EASEMENT DESCRIBED IN DOC. 960029054 AND THENCE CONTINUING ON SAID LINE A DISTANCE OF 34.34 FEET; THENCE BY A DEFLECTION RIGHT OF 23 DEGREES 33 MINUTES 39 SECONDS, A DISTANCE OF 203.07 FEET; THENCE BY A DEFLECTION RIGHT OF 40 DEGREES 03 SECONDS, A DISTANCE OF 12.50 FEET; THENCE BY A DEFLECTION LEFT OF 89 DEGREES 39 MINUTES 17 SECONDS, A DISTANCE OF 89 DEGREES 00 MINUTES, A DISTANCE OF 44.0 FEET; THENCE BY A DEFLECTION LEFT OF 90 DEGREES 16 MINUTES 20 SECONDS A DISTANCE OF 39.98 FEET; THENCE BY A DEFLECTION RIGHT OF 90 DEGREES 48 MINUTES 48 SECONDS A DISTANCE OF 58.02 FEET; THENCE BY A DEFLECTION RIGHT OF 90 DEGREES 00 MINUTES, A DISTANCE OF 40.19 FEET; THENCE BY A DEFLECTION RIGHT OF 90 DEGREES 40 SECONDS A DISTANCE OF 274.29 FEET; THENCE BY A DEFLECTION RIGHT OF 26 DEGREES 12 MINUTES 52 SECONDS, A DISTANCE OF 41.17 FEET TO THE CENTERLINE OF SAID 60' ACCESS, DRAINAGE, AND UTILITY EASEMENT; THENCE BY A DEFLECTION RIGHT OF 89 DEGREES 54 MINUTES 37 SECONDS, A DISTANCE OF 530.31 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 10.24 FEET, AND SUBTENDED BY A CHORD DEFLECTING LEFT 1 DEGREE 57 MINUTES 58 SECONDS AND A CHORD LENGTH OF 10.24 FEET TO THE POINT OF BEGINNING, CONTAINING 3.047 ACRES, MORE OR LESS.

PART OF PARENT PARCEL TAX ID. NO. 02-08-30-428-001.000-072.

THIS DESCRIPTION WAS PREPARED FOR THE ZACHER COMPANY, IAB FINANCIAL BANK, AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY BY BERTSCH-FRANK & ASSOCIATES, LLC. AND CERTIFIED BY MATTHEW G. BERTSCH, P.L.S., INDIANA REGISTERED LAND SURVEYOR NO. 20200087.



Matthew G. Bertsch
 MATTHEW G. BERTSCH, P.L.S.
 INDIANA REGISTERED LAND SURVEYOR NO. 20200087

BERTSCH - FRANK & ASSOCIATES, LLC
 Land Surveying Land Planning
 4638 W. Jefferson Blvd. #6 Telephone (260) 459-9393
 Fort Wayne, Indiana 46804 Fax (260) 459-9303

**Park 3000 Business Park
 Tract #2 Lease Area Exhibit
 Exhibit "A"
 IAB Financial
 The Zacher Company**

REVISIONS	
MARK	DATE DESCRIPTION

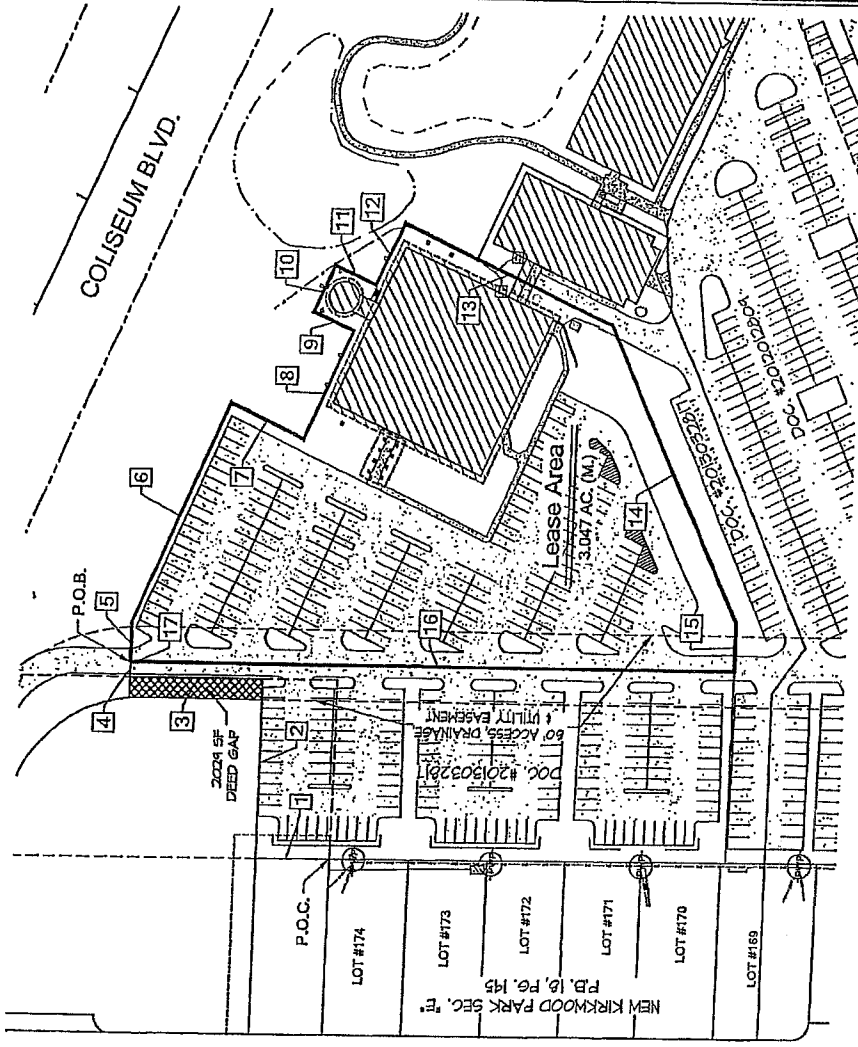
CAD FILE:	155672Exhibit
DRAWN BY:	ARF
CHECKED BY:	MBB
DATE:	10/14/2015
PLT. NO.:	15567200

BERTSCH - FRANK & ASSOCIATES, LLC
 Land Planning
 4630 W. Jefferson Blvd. #6
 Fort Wayne, Indiana 46804
 Telephone (260) 459-9393
 Facsimile (260) 459-9383

The Zacher Company
IAB Financial
Exhibit "B"
Tract #2 Lease Area Exhibit
Park 3000 Business Park

MARK	DATE	DESCRIPTION

CAD FILE: B5672618A
 DRAWN BY: ARF
 CHECKED BY: MEB
 DATE: 10/14/2015
 PRLCT. NO.: B5671200



General Notes:

1. BEING A PART OF THE SAME PROPERTY CONVERTED TO IAB FINANCIAL BANK PER DOC. 2016032871 IN THE ALLEN COUNTY RECORDER'S OFFICE.
2. PARCEL LIMITS SHOWN ARE PER ALTA/ACSM LAND TITLE SURVEY PERFORMED BY BERTSCH-FRANK & ASSOC, LLC, DATED SEPTEMBER 16, 2015.
3. PART OF TAX PARCEL: 02-09-30-428-001.000-072.
4. THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

I HEREBY CERTIFY THAT THIS PLAN HAS MADE UNDER MY SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

AND I AFFIRM, UNDER THE PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.



Matthew G. Bertsch
 MATTHEW G. BERTSCH, P.L.S.
 INDIANA REGISTERED LAND SURVEYOR NO. 20200087

Tract #2 Lease Area			
Deflection	Distance		
1	68.00'	2	
2	Rt. 90°02'44"	150.77'	3
3	Lt. 90°00'	117.81'	4
4	Rt. 90°00'	12.60'	5
5	00°00'00"	34.34'	6
6	Rt. 23°33'39"	203.07'	7
7	Rt. 90°18'03"	72.50'	8
8	Lt. 89°39'17"	101.10'	9
9	Lt. 90°16'20"	39.98'	10
10	Rt. 90°00'	44.0'	11
11	Rt. 90°00'	40.19'	12
12	Lt. 89°43'40"	58.02'	13
13	Rt. 90°00'	206.67'	14
14	Rt. 39°57'57"	279.85'	15
15	Rt. 26°12'52"	44.17'	16
16	Rt. 89°59'37"	530.37'	17
17	150.00' R. (ARC) Lt. 1°57'58" (CH)	10.29' (ARC) 10.29' (CH)	1

*CHL INDICATES VALUES ARE FOR THE CHORD OF A CURVE.
 *(ARC) INDICATES CURVE GEOMETRY.

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Irwin Hodson Group LLC is requesting the designation of an Economic Revitalization Area for personal property improvements in the amount of \$1,165,000. Irwin Hodson Group LLC will purchase and install new manufacturing, logistical distribution, and information technology equipment.**

EFFECT OF PASSAGE: **Purchasing and installing the new manufacturing, logistical distribution, and information technology equipment will allow Irwin Hodson Group LLC to manufacture license plates for the State of Indiana. There is also the option to manufacture license plates for other U.S. states from this facility in the future. Ten full-time jobs will be created as a result of the project.**

EFFECT OF NON-PASSAGE: **Potential loss of development and ten 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: April 7, 2015
RE: Request for designation by Irwin Hodson Group LLC as an ERA for personal property improvements

BACKGROUND

PROJECT ADDRESS: 2980 E. Coliseum Blvd.	PROJECT LOCATED WITHIN:	N/A
PROJECT COST: \$1,165,000	COUNCILMANIC DISTRICT:	2

COMPANY PRODUCT OR SERVICE:	Irwin Hodson Group LLC manufactures vehicle license plates for several U.S. states.
PROJECT DESCRIPTION:	Irwin Hodson Group LLC will purchase and install manufacturing, logistical distribution, and information technology equipment which will be used to manufacture license plates for the State of Indiana. There is also the option to manufacture license plates for other U.S. states from this facility in the future.

CREATED		RETAINED	
JOBS CREATED (FULL-TIME):	10	JOBS RETAINED (FULL-TIME):	0
JOBS CREATED (PART-TIME):	0	JOBS RETAINED (PART-TIME):	0
TOTAL NEW PAYROLL:	\$ 435,000	TOTAL RETAINED PAYROLL:	\$0
AVERAGE SALARY (FULL-TIME NEW):	\$ 43,500	AVERAGE SALARY (FULL-TIME RETAINED):	\$0

COMMUNITY BENEFIT REVIEW

Yes No N/A

Project will encourage vacant or under-utilized land appropriate for commercial or industrial use?

Yes No N/A

Real estate to be designated is consistent with land use policies of the City of Fort Wayne?

Explain: Property to be designated is zoned BTI; Business, Technology and Industrial Park

Yes No N/A

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

Yes No N/A

Project encourages the improvement or replacement of obsolete manufacturing and/or research and development and/or information technology and/or logistical distribution equipment?

Yes No N/A

Project will result in significant conversion of solid waste or hazardous waste into energy or other useful products?

Yes No N/A

Project encourages preservation of an historically or architecturally significant structure?

Yes No N/A

Construction will result in Leadership in Energy and Environmental Design (LEED) certification by the U.S. Green Building Council?

Yes No N/A

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

Yes No N/A

ERA designation induces employment opportunities for Fort Wayne area residents?

Yes No N/A

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

POLICY

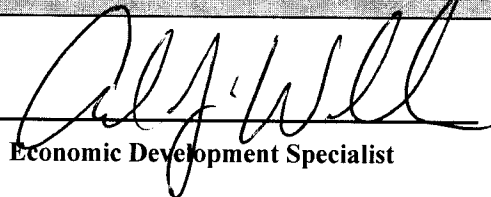
Per the policy of the City of Fort Wayne, the following guidelines apply to this project:

- 1. The period of deduction for personal property is seven years.

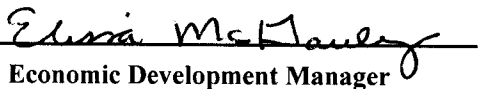
Under Fort Wayne Common Council's tax phase-in policies and procedures, Irwin Hodson Group LLC is eligible for a seven year deduction on personal property improvements. Attached is a spreadsheet that shows how the application scored under the review system. Also attached is an estimate of the taxes saved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

COMMENTS

Signed:


Economic Development Specialist

Reviewed:


Economic Development Manager

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	8
\$500,000 to \$999,999	6	
\$0 to \$499,999	4	

Investment per employee (both jobs created and retained)

\$35,000 or more	10	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	
\$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	6
\$3,000 to \$4,999	2	
less than \$3,000	1	

ECONOMIC BASE (20 points possible)

Location Quotient in designated Occupation Code (use majority Occupation Code of all created and retained jobs)

Greater than 1.0	5	5
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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	
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	8
1 to 9	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
Pension, Tuition Reimbursement, Life Insurance, Dental Insurance, Disability Insurance,	3

SUSTAINABILITY

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

Total 64

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	\$1,165,000	40%	\$466,000	\$466,000	100%	0%	\$466,000	\$0	0.032081	\$0	\$14,950	
2	\$1,165,000	56%	\$652,400	\$652,400	85%	15%	\$554,540	\$97,860	0.032081	\$3,139	\$17,790	
3	\$1,165,000	42%	\$489,300	\$489,300	71%	29%	\$347,403	\$141,897	0.032081	\$4,552	\$11,145	
4	\$1,165,000	32%	\$372,800	\$372,800	57%	43%	\$212,496	\$160,304	0.032081	\$5,143	\$6,817	
5	\$1,165,000	30%	\$349,500	\$349,500	43%	57%	\$150,285	\$199,215	0.032081	\$6,391	\$4,821	
6	\$1,165,000	30%	\$349,500	\$349,500	29%	71%	\$101,355	\$248,145	0.032081	\$7,961	\$3,252	
7	\$1,165,000	30%	\$349,500	\$349,500	14%	86%	\$48,930	\$300,570	0.032081	\$9,643	\$1,570	
8	\$1,165,000	30%	\$349,500	\$349,500	0%	100%	\$0	\$349,500	0.032081	\$11,212	\$0	
9	\$1,165,000	30%	\$349,500	\$349,500	0%	100%	\$0	\$349,500	0.032081	\$11,212	\$0	
10	\$1,165,000	30%	\$349,500	\$349,500	0%	100%	\$0	\$349,500	0.032081	\$11,212	\$0	
11	\$1,165,000	30%	\$349,500	\$349,500	0%	100%	\$0	\$349,500	0.032081	\$11,212	\$0	
							TOTAL TAX SAVED		(10 yrs on 7 yr deduction)		\$60,345	
							TOTAL TAX PAID		(10 yrs on 7 yr deduction)			\$70,466

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 Tom 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
Tom 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>8</u>	_____	_____	<u>1</u>
BENDER	<u>✓</u>	_____	_____	_____
CRAWFORD	<u>✓</u>	_____	_____	_____
DIDIER	<u>✓</u>	_____	_____	_____
HARPER	<u>✓</u>	_____	_____	_____
HINES	<u>✓</u>	_____	_____	_____
JEHL	<u>✓</u>	_____	_____	_____
PADDOCK	<u>✓</u>	_____	_____	_____
SHOAF	<u>✓</u>	_____	_____	_____
SMITH	_____	_____	_____	<u>✓</u>

DATED: 4-14-15 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-32-15 on the 14th day of
April, 2015

Sandra E. Kennedy ATTEST:
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 15th day
of April, 2015, at the hour of 3:00 O'clock P.M. E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 17th day of APRIL

2015, at the hour of 4:00 O'clock P.M. E.S.T.

Thomas C. Henry
THOMAS C. HENRY, MAYOR