

**A DECLARATORY RESOLUTION designating an  
"Economic Revitalization Area" under I.C. 6-1.1-  
12.1 for property commonly known as  
701 Sherman Boulevard, Fort Wayne, Indiana  
46808 (Becky's Die Cutting, Inc.)**

**WHEREAS**, Petitioner has duly filed its petition dated December 9, 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 one full-time permanent job for a total new, annual payroll of \$25,000, with the average new annual job salary being \$25,000 and retain six full-time permanent jobs and one part-time job for a total current annual payroll of \$180,000, with the average current, annual job salary being \$30,000; and

**WHEREAS**, the total estimated project cost is \$156,750; and

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

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

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

**SECTION 2.** That, upon adoption of the Resolution:

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

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

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

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

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

- (a) If the proposed new manufacturing equipment is not installed, the approximate current year tax rates for this site would be \$3.5329/\$100.
- (b) If the proposed new manufacturing equipment is installed and no deduction is granted, the approximate current year tax rate for the site would be \$3.5329/\$100 (the change would be negligible).
- (c) If the proposed new manufacturing equipment is installed and a deduction percentage of eighty percent (80%) is assumed, the approximate current year tax rate for the site would be \$3.5329/\$100 (the change would be negligible).

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

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

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

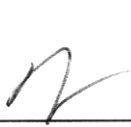

Year of Deduction	Percentage
Year 1	100%
Year 2	66%
Year 3	33%
Year 4	0%

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


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

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

**SECTION 12.** That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

  
  
 \_\_\_\_\_  
 Member of Council

APPROVED AS TO FORM AND LEGALITY

  
 \_\_\_\_\_  
 Carol Helton, City Attorney



DEC 09 2015 *gmc*

**ECONOMIC REVITALIZATION AREA APPLICATION  
CITY OF FORT WAYNE, INDIANA**

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

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

Total cost of real estate improvements: \_\_\_\_\_  
 Total cost of manufacturing equipment improvements: \$ 156,750  
 Total cost of research and development equipment improvements: \_\_\_\_\_  
 Total cost of logistical distribution equipment improvements: \_\_\_\_\_  
 Total cost of information technology equipment improvements: \_\_\_\_\_  
**TOTAL OF ABOVE IMPROVEMENTS:** \$ 156,750

**GENERAL INFORMATION**

Real property taxpayer's name: Garrison, LLC  
 Personal property taxpayer's name: Becky's Die Cutting, Inc.  
 Telephone number: 260-467-1714  
 Address listed on tax bill: 701 Sherman Boulevard  
 Name of company to be designated, if applicable: Becky's Die Cutting, Inc.  
 Year company was established: 1993  
 Address of property to be designated: 701 Sherman Boulevard  
 Real estate property identification number: 02-12-03-430-029.000-074  
 Contact person name: Carol Garrison  
 Contact person telephone number: (260) 467-1714      Contact person Email: becky@beckysdci.com  
 Contact person address: 701 Sherman Boulevard

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Carol R. Garrison	Co Owner	701 Sherman Boulevard	(260) 467-1714
Greg Garrison	Co Owner	Same	
Chris Garrison	Co Owner	Same	

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

NAME	PERCENTAGE
Carol R. Garrison	49
Greg Garrison	49
Chris Garrison	2

- 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? 2%

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

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

Die cutting, laminating, foil stamping, embossing, fold and gluing, taping, shrink wrapping

Dollar amount of annual sales for the last three years:

Year	Annual Sales
2014	\$ 518,059.00
2013	\$ 498,090
2012	\$ 439,399

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

Customer Name	City/State	Annual Gross Sales
ChromaSource, Inc.	Columbia City, IN	\$ 568,185
Parrot Press	Fort Wayne, IN	\$ 78,551
Harmony	Bourbon, IN	\$ 108,983

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

Supplier Name	City/State	Annual Gross Purchases
Champion Die	Comstock Park, MI	\$ 40,000
D&K	Palatine, IL	\$ 45,000
KDX	Hagerstown, MA	\$ 66,445

List the company's top three competitors:

Competitor Name	City/State
Sipe Steel Rule Die	Fort Wayne, IN
DE Baugh	Indianapolis, IN
Graphic Specialties	Grand Rapids, MI

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

Printed products including paint chip sample cards, color cards, brochures, and folders

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?

Becky's Die Cutting is located in an older industrial area near downtown that has experienced little growth or redevelopment. The investment in new equipment will allow to continue to provide services to the companies we serve as well as go after additional business.

**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.)

<b>PERSONAL PROPERTY INFORMATION</b>
--------------------------------------

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)

Perfecta Cutter  
 Baumann Jogger  
 Baumann Automated Unloader  
 Busch Skid turner/aerator  
 Kluge 14x22

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): 12/2015

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

**ELIGIBLE VACANT BUILDING INFORMATION**

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

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

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

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
Press Operator	51-5112	█	██████████

**Retained Full-Time Employment**

Occupation	Occupation Code	Number of Jobs	Total Payroll
Printing Press Operator	51-5112	█	██████████

**Additional Full-Time Employment**

Occupation	Occupation Code	Number of Jobs	Total Payroll
Press Operator	51-5112	█	██████████

**PUBLIC BENEFIT INFORMATION**

**Current Part-Time or Temporary Jobs**

Occupation	Occupation Code	Number of Jobs	Total Payroll
Printing Press Operator	51-5112	█	██████

**Retained Part-Time or Temporary Jobs**

Occupation	Occupation Code	Number of Jobs	Total Payroll
Printing Press Operator	51-5112	█	██████

**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): 11/2015

## REQUIRED ATTACHMENTS

The following must be attached to the application.

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

ERA filing fee (either real or personal property improvements)	.1% of total project cost not to exceed \$500
ERA filing fee (both real and personal property improvements)	.1% of total project cost not to exceed \$750
ERA filing fee (vacant commercial or industrial building)	\$500
ERA filing fee in an EDTA	\$100
Amendment to extend designation period	\$300
Waiver of non compliance with ERA filing	\$500 + ERA filing fee
4. **Owner's Certificate (if applicant is not the owner of property to be designated)  
Should be marked as Exhibit B if applicable.**

## CERTIFICATION

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

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



Signature of Taxpayer/Owner

Carol R Garrison, Co Owner

Printed Name and Title of Applicant

12/04/2015

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

DEC 09 2015  
CML

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

COMMUNITY DEVL

- 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: Becky's Die Cutting, Inc. Name of contact person: Carol R. Garrison
Address of taxpayer: 701 Sherman Boulevard, Fort Wayne, IN 46808 Telephone number: (260) 467-1714

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body: FORT WAYNE COMMON COUNCIL Resolution number (s):
Location of property: 701 Sherman Boulevard County: Allen DLGF taxing district number: 074
Description of manufacturing equipment: Perfecta Cutter, Baumann Jogger, Baumann Automated Unloader, Busch Skid turner/aerator, Kluge 14x22
ESTIMATED START DATE: 10/01/2015 COMPLETION DATE: 12/01/2015

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: 7, 185000, 7, 185000, 1, 25000

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, Less values, Net estimated values.

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: Carol R Garrison Date signed: 12/4/15
Printed name of authorized representative: Carol R Garrison Title: CO Owner

**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 \$ NA cost with an assessed value of \$ N/A.
- E. The amount of deduction applicable to new logistical distribution equipment is limited to \$ NA cost with an assessed value of \$ N/A.
- F. The amount of deduction applicable to new information technology equipment is limited to \$ NA cost with an assessed value of \$ N/A.
- G. Other limitations or conditions (specify) N/A
- H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction is allowed for:
- 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) <u>John N. Crawford</u>	Telephone number <u>(260) 427-1221</u>	Date signed (month, day, year) <u>12-23-15</u>
Printed name of authorized member of designating body <u>John N. Crawford</u>	Name of designating body <u>Common Council</u>	
Attested by: (signature and title of attester) <u>Michelle D. Chambers</u>	Printed name of attester <u>Michelle D. Chambers</u>	

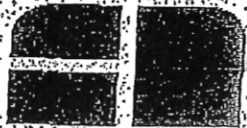
\* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

**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.



# ABONMARCHE CONSULTANTS, L.L.C.

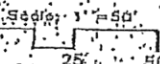
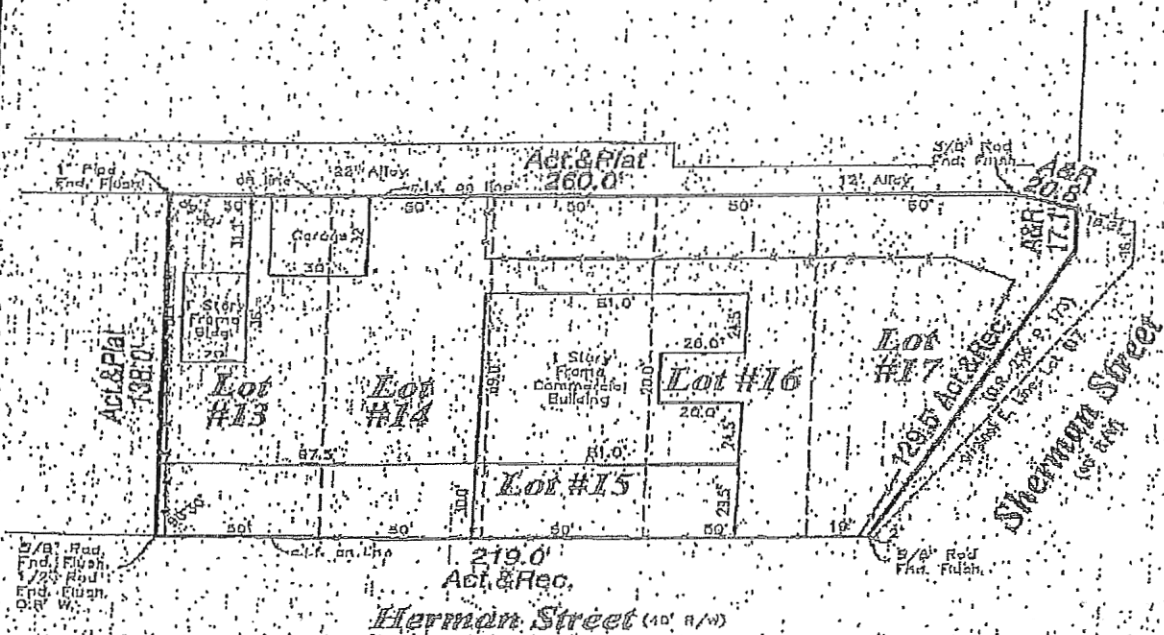
341 Airport North Drive Park 750 Lincoln Way East 63 West Main Street  
 Fort Wayne, Indiana 46825 South Bend, Indiana 46601 Benton Harbor, Michigan 49022  
 280-497-1823 574-232-1700 288-027-2295  
 FAX: 280-407-8935 FAX: 574-251-4440 FAX: 268-927-4830

## CERTIFICATE OF SURVEY

This document is a record of a survey of land and real estate prepared in conformity with established rules of surveying and made in accordance with the records or plat on file in the Recorder's Office of subject County, State of Indiana. The land described exists in full dimensions as shown hereon in feet. It is free from encroachments by adjoining land owners unless specifically stated below. Corners were perpetuated as indicated. I hereby certify that the survey was wholly performed under my supervision, that I am a registered Land Surveyor in Indiana, and to the best of my knowledge and belief this survey was executed according to the survey requirements of IBS AC 1-12-13, as amended.

## DESCRIPTION OF REAL ESTATE

Lots #13, #14, #15, #16, and #17 in Hatendorf's Addition to the City of Fort Wayne, according to the plat thereof, recorded in Deed Record 104, Page 397; in the Office of the Recorder of Allen County, Indiana, EXCEPT that part taken for street purposes, recorded in Deed Record 236, Page 173.



Fieldwork completed on June 18, 2003.  
 This property is in Zone AR as the description  
 sets, by zone or Flood Insurance Rate Map No.  
 140030280 E, effective February 15, 1995.  
 SURVEY NO. M3-0032-80.  
 SURVEYED FOR: Blasing, Jerry & Hilda E.  
 DATE: June 26, 2003.

*Sam L. Faust*  
 SAM L. FAUST  
 REGISTERED LAND SURVEYOR NO. 50540



Admn. Appr. \_\_\_\_\_

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Becky's Die Cutting Inc. is requesting the designation of an Economic Revitalization Area for personal property improvements in the amount of \$156,750. In order to expand, Becky's Die Cutting, Inc. will purchase and install new equipment.**

EFFECT OF PASSAGE: **Passage will allow Becky's Die Cutting Inc. to continue to provide better service to existing customers and pursue additional business. Becky's Die Cutting Inc. will purchase and install new equipment. One full-time position will be created as a result of this project.**

EFFECT OF NON-PASSAGE: **Equipment will not be purchased and one new full-time position will not be created.**

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

ASSIGNED TO COMMITTEE (PRESIDENT): **Russell Jehl and Tom Didier**

# MEMORANDUM



**To:** City Council  
**FROM:** Elissa McGauley, Economic Development Specialist  
**DATE:** December 14, 2015  
**RE:** Request for designation by Becky's Die Cutting Inc. as an ERA for personal property improvements

## BACKGROUND

PROJECT ADDRESS:	<b>701 Sherman Blvd</b>	PROJECT LOCATED WITHIN:	<b>HUB Zone</b>
PROJECT COST:	<b>\$ 156,750</b>	COUNCILMANIC DISTRICT:	<b>5</b>

COMPANY PRODUCT OR SERVICE:	<b>Becky's Die Cutting, Inc. provides finish work including die cutting, lamination, foil stamping, embossing, folding and gluing</b>
PROJECT DESCRIPTION:	<b>Becky's Die Cutting Inc. will purchase the following equipment: Perfecta Cutter, Baumann Jogger, Baumann Automated Unloader, Busch Skid turner/aerator, Kluge 14x22</b>

CREATED		RETAINED	
JOBS CREATED (FULL-TIME):	<b>1</b>	JOBS RETAINED (FULL-TIME):	<b>6</b>
JOBS CREATED (PART-TIME):		JOBS RETAINED (PART-TIME):	<b>1</b>
TOTAL NEW PAYROLL:	<b>\$ 25,000</b>	TOTAL RETAINED PAYROLL:	<b>\$ 180,000</b>
AVERAGE SALARY (FULL-TIME NEW):	<b>\$ 25,000</b>	AVERAGE SALARY (FULL-TIME RETAINED):	<b>\$ 30,000</b>

## COMMUNITY BENEFIT REVIEW

Yes  No  N/A

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

**Explain:**

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?

**Explain:**

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?

**Explain: Becky's Die Cutting Inc. will purchase the following equipment: Perfecta Cutter, Baumann Jogger, Baumann Automated Unloader, Busch Skid turner/aerator, Kluge 14x22**

Yes  No  N/A

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

**Explain:**

Yes  No  N/A

Project encourages preservation of an historically or architecturally significant structure?

**Explain:**

Yes  No  N/A

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

**Explain:**

Yes  No  N/A

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

**Explain:**

Yes  No  N/A

ERA designation induces employment opportunities for Fort Wayne area residents?

**Explain:**

Yes  No  N/A

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

**Explain:**

**POLICY**

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

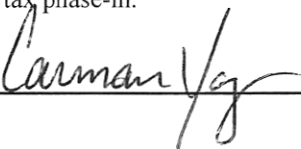
- 1. The period of deduction for personal property is three years.

Under Fort Wayne Common Council's tax abatement policies and procedures, Becky's Die Cutting Inc. is eligible for a three deduction on personal property improvements. Attached is a spreadsheet that shows how the application scored under the review system. Also attached is a calculation of property taxes saved/paid with the deduction.

**COMMENTS**

In working with Becky's Die Cutting, Inc. to fill out their designation application, the company informed division staff that equipment had been purchased and installed for which they wanted to have designated for property tax phase-in. Fort Wayne Common Council's property tax phase-in policies and procedures requires an economic revitalization area designation application be filed with the division and approved PRIOR to the installation of equipment. To allow an economic revitalization area designation application to be processed after installation of equipment, a waiver of non-compliance needs to be requested. Indiana Code 6-1.1-12.1-11.3 permits adoption of a resolution to waive non-compliance due to failure to file the Statement of Benefits (SB-1) in the appropriate timeframe. The confirming resolution for this project contains language to waive non-compliance that will allow for the final approval of an economic revitalization area designation on this property for tax phase-in.

Signed and Reviewed:



**Economic Development Specialist**

Signed and Reviewed: Elessa Mc Day

**Economic Development Manager**

**Personal Property Abatements**

Tax Abatement Review System

Becky's Die Cutting, Inc.

Points Possible      Points Awarded

**INVESTMENT (30 points possible)**

Total new investment in equipment

Over \$5,000,000	10	
\$1,000,000 to \$4,999,999	8	
\$500,000 to \$999,999	6	
\$0 to \$499,999	4	4

Investment per employee (both jobs created and retained)

\$35,000 or more	10	
\$18,500 to \$34,999	8	8
\$6,250 to \$18,499	6	
\$1,250 to \$6,249	4	
less than \$1,250	2	

Estimated local income taxes generated from jobs retained

\$80,000 or more	5	
\$30,000 to \$79,999	4	
\$10,000 to \$29,999	3	
\$5,000 to \$9,999	2	
less than \$5,000	1	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	0
------------------	---	---

Estimated Percent of Business done outside

Allen County		
Greater than 75%	15	
50% to 74%	10	
25% to 49%	5	0

**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	1

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

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

**WAGES (20 points possible)**

Median salary of the jobs created and/or retained

Over \$45,000	20	
\$40,000 to \$44,999	16	
\$35,000 to \$39,999	12	
\$30,000 to \$34,999	8	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

<b>Total</b>	<b>25</b>
--------------	-----------

**Length of Abatement**

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

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

Personal Property Deduction Schedules	Alternative Deduction Personal Property Schedules
<b>10 year</b>	<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>	<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

\*New tax abatement percentages have been changed to reflect change in state law

BECKY'S DIE CUTTING, INC 701 SHERMAN BLVD FORT WAYNE, IN 46808

PERSONAL PROPERTY TAX ABATEMENT - 3 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	\$156,750	40%	\$62,700	\$62,700	100%	0%	\$62,700	\$0	0.035329	\$0	\$2,215	
2	\$156,750	56%	\$87,780	\$87,780	66%	20%	\$57,935	\$17,556	0.035329	\$620	\$2,047	
3	\$156,750	42%	\$65,835	\$65,835	33%	40%	\$21,726	\$26,334	0.035329	\$930	\$768	
4	\$156,750	32%	\$50,160	\$50,160	0%	60%	\$0	\$30,096	0.035329	\$1,063	\$0	
5	\$0	30%	\$0	\$0	0%	80%	\$0	\$0	0.000000	\$0	\$0	
6	\$0	30%	\$0	\$0	0%	100%	\$0	\$0	0.000000	\$0	\$0	
7	\$0	30%	\$0	\$0	0%	100%	\$0	\$0	0.000000	\$0	\$0	
8	\$0	30%	\$0	\$0	0%	100%	\$0	\$0	0.000000	\$0	\$0	
9	\$0	30%	\$0	\$0	0%	100%	\$0	\$0	0.000000	\$0	\$0	
10	\$0	30%	\$0	\$0	0%	100%	\$0	\$0	0.000000	\$0	\$0	
11	\$0	30%	\$0	\$0	0%	100%	\$0	\$0	0.000000	\$0	\$0	
							TOTAL TAX SAVED		( 3 yr deduction)		\$5,029	
							TOTAL TAX PAID		( 3 yr deduction)			\$2,614

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 Russ Jehl,  
Read the second time by title and referred to the Finance  
Committee. Read the third time in full and on motion by Councilman  
Russ Jehl, 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: 12-22-15 Michelle D. Chambers  
MICHELLE D. CHAMBERS, 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-108-15 on the 22<sup>nd</sup> day of  
December, 2015

Michelle D. Chambers ATTEST: John N. Crawford  
MICHELLE D. CHAMBERS, PRESIDING OFFICER  
CITY CLERK

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 23<sup>rd</sup> day  
of December, 2015, at the hour of 1:00 o'clock PM, E.S.T.

Michelle D. Chambers  
MICHELLE D. CHAMBERS, CITY CLERK

Approved and signed by me this 28<sup>th</sup> day of December  
2015, at the hour of 9:00 O'clock AM, E.S.T.

Thomas C. Henry  
THOMAS C. HENRY, MAYOR

BILL NO. R-15-12-14

## REPORT OF COMMITTEE ON FINANCE

### DECEMBER 15, 2015

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

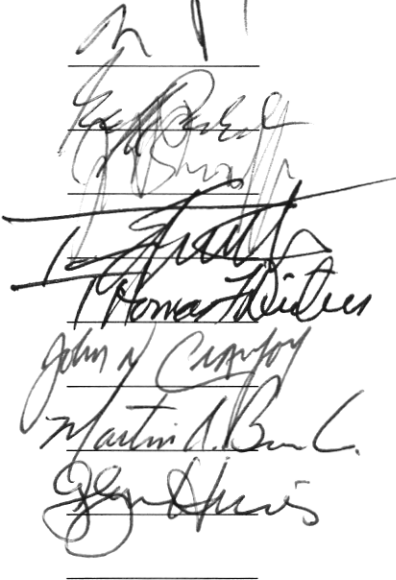
**A DECLARATORY RESOLUTION** designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 701 Sherman Boulevard, Fort Wayne, Indiana 46808 (Becky's Die Cutting, Inc.). **COMMITTEE OF FINANCE HAVE HAD SAID ORDINANCE** under Consideration and beg leave to report back to the Common Council that said ordinance

DO PASS

DO NOT PASS

ABSTAIN

NO REC

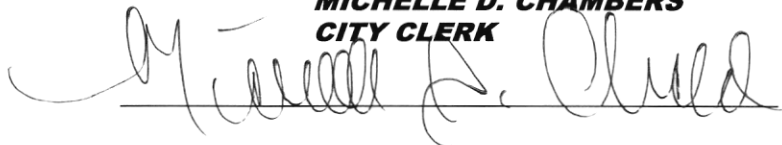
  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**MICHELLE D. CHAMBERS**  
**CITY CLERK**

  
\_\_\_\_\_