

**A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 3946 Ice Way, Fort Wayne, Indiana (46805) (Side Out Development, LLC)**

**WHEREAS**, Petitioner has duly filed its petition dated September 14, 2016 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 five full-time permanent jobs for a total new, annual payroll of \$296,000, with the average salary being \$59,200, and will create six part-time jobs with a total payroll of \$140,000 with the average earning being \$23,333, and retain two full-time permanent jobs with a total current payroll of \$88,000 and an average salary of \$44,000, and 19 part-time jobs for a total current annual payroll of \$213,000, with the average current earning being \$6,578; and

**WHEREAS**, the total estimated project cost is \$3,100,000; 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";

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

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

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

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

- 17 (a) If the proposed development does not occur, the approximate current year tax  
18 rates for this site would be \$3.3722/\$100.
- 19 (b) If the proposed development does occur and no deduction is granted, the  
20 approximate current year tax rate for the site would be \$3.3722/\$100 (the  
21 change would be negligible).
- 22 (c) If the proposed development occurs and a deduction percentage of fifty percent  
23 (50%) is assumed, the approximate current year tax rate for the site would be  
24 \$3.3722/\$100 (the change would be negligible).
- 25 (d) If the proposed new information technology equipment is not installed, the  
26 approximate current year tax rates for this site would be \$3.3722/\$100.
- 27 (e) If the proposed new information technology equipment is installed and no  
28 deduction is granted, the approximate current year tax rate for the site would be  
29 \$3.3722/\$100 (the change would be negligible).
- 30 (f) If the proposed new information technology equipment is installed and a  
deduction percentage of eighty percent (80%) is assumed, the approximate  
current year tax rate for the site would be \$3.3722/\$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 five years, and  
3 the deduction from the assessed value of the new manufacturing equipment shall be for a  
4 period of three 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	80%
3	60%
4	40%
5	20%
6	0%

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12                   **SECTION 9.** The deduction schedule from the assessed value of new  
13 manufacturing equipment pursuant to I.C. 6-1.1-12.1-17 shall look like this:

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

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

21                   **SECTION 12.** That, the taxpayer is non-delinquent on any and all property tax due  
22 to jurisdictions within Allen County, Indiana.

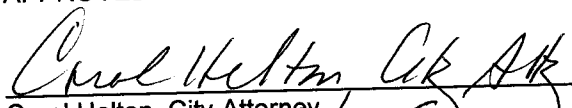
23                   **SECTION 13.** That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that  
24 has received a deduction under section 3 or 4.5 of this chapter may be required to repay the  
25 deduction amount as determined by the county auditor in accordance with section 12 of said  
26 chapter if the property owner ceases operations at the facility for which the deduction was  
27 granted and if the Common Council finds that the property owner obtained the deduction by  
28 intentionally providing false information concerning the property owner's plans to continue  
29 operation at the facility.  
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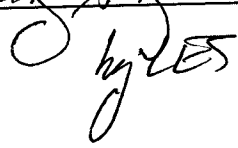
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**SECTION 14.** That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

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

APPROVED AS TO FORM AND LEGALITY

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



SEP 14 2016

*ced*



**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:	\$ 3,000,000
Total cost of manufacturing equipment improvements:	\$ 0
Total cost of research and development equipment improvements:	\$ 0
Total cost of logistical distribution equipment improvements:	\$ 0
Total cost of information technology equipment improvements:	\$ 100,000
<b>TOTAL OF ABOVE IMPROVEMENTS:</b>	<b>\$ 3,100,000</b>

**GENERAL INFORMATION**

Real property taxpayer's name: SIDE OUT DEVELOPMENT, LLC

Personal property taxpayer's name: SIDE OUT DEVELOPMENT, LLC

Telephone number: 260-489-0109

Address listed on tax bill: 301 AIRPORT NORTH OFFICE PARK, FORT WAYNE, IN 46825

Name of company to be designated, if applicable: SIDE OUT DEVELOPMENT, LLC

Year company was established: 2010

Address of property to be designated: 3946 ICE WAY FW 46805

Real estate property identification number: 02-07-26-177-004.007-073 & 02-07-26-177-004.000-073

Contact person name: J. ANDREW NORTON

Contact person telephone number: (260) 433-4905 Contact person Email: anorton@rcidevelops.com

Contact person address: 301 AIRPORT NORTH OFFICE PARK, FORT WAYNE, IN 46825

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
J. ANDREW NORTON	MEMBER	301 AIRPORT NORTH OFFICE PARK	(260) 433-4905
JOHN NICHOLS	MEMBER	301 AIRPORT NORTH OFFICE PARK	(260) 437-1199

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

NAME	PERCENTAGE
SIDE OUT DEVELOPMENT, LLC	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? 65%

What is the company's primary North American Industrial Classification Code (NAICs)? 6211

Describe the nature of the company's business, product, and/or service:  
 35,070 SQ. FT. ADDITION (BASKETBALL AND VOLLEYBALL COURTS), ATHLETIC THERAPY, FITNESS CENTER

Dollar amount of annual sales for the last three years:

Year	Annual Sales
2015	\$ 697,036.00
2014	\$ 481,716
2013	\$ 481,720

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

Customer Name	City/State	Annual Gross Sales
PARKVIEW HOSPITAL (ESTIMATE)	FORT WAYNE	\$ 190,000
GYM RATS / CLUB ONE (ESTIMATE)	FORT WAYNE	\$ 660,000
SUMMIT VOLLEYBALL (ESTIMATE)	FORT WAYNE	\$ 200,000

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

Supplier Name	City/State	Annual Gross Purchases
N/A		

List the company's top three competitors:

Competitor Name	City/State
Spiece Fieldhouse	Fort Wayne, IN

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

YOUTH AND ADULT VOLLEYBALL AND BASKETBALL AND FITNESS ACTIVITIES

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?

THIS IS A BROWNFIELD SITE. THE SITE WAS BEING UNDERUTILIZED AS AN IN3 ZONED SITE, DUE TO RETAIL GROWTH. THIS NEW USE WILL FIT BETTER WITH THE AREA.

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:

52,000 SQ. FT. VOLLEYBALL AND BASKETBALL FACILITY

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

5 YEAR OLD METAL BUILDING, EXCELLENT CONDITION

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

35,070 SQ. FT. ADDITION AND PARKING SPACES

Projected construction start (month/year): 10/2016

Projected construction completion (month/year): 03/2017

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)

COMPUTER CABLING, TV, VIDEO EQUIPMENT

Yes  No Has the above equipment for which you are seeking a designation, ever before been used for any purpose in Indiana? If yes, was the equipment acquired at an arms length transaction from an entity not affiliated with the applicant?  Yes  No

Yes  No Will the equipment be leased?

Date first piece of equipment will be purchased (month/year): 01/2017

Date last piece of equipment will be installed (month/year): 03/2017

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)

Any information concerning the cost of the property and specific salaries paid to individual employees is confidential per Indiana Code (I.C. 6-1.1-12.1-5.1)

**Current Full-Time Employment**

Occupation	Occupation Code	Number of Jobs	Total Payroll
General	11-1021	1	████████
Janitorial	11-9199	1	████████

**Retained Full-Time Employment**

Occupation	Occupation Code	Number of Jobs	Total Payroll
General	11-1021	1	████████
Janitorial	11-9199	1	████████

**Additional Full-Time Employment**

Occupation	Occupation Code	Number of Jobs	Total Payroll
Management/sales	11-2022	1	████████
Doctors	29-1122	2	████████
Nurse	29-1141	2	████████



**Current Part-Time or Temporary Jobs**

Occupation	Occupation Code	Number of Jobs	Total Payroll
Receptionist/Desk Clerks	43-4171	9	[REDACTED]
Food Mgmnt	11-9051	1	[REDACTED]
Food Cooks	35-2014	2	[REDACTED]
Bartenders	35-3011	2	[REDACTED]
Waitress	35-3031	5	[REDACTED]

**Retained Part-Time or Temporary Jobs**

Occupation	Occupation Code	Number of Jobs	Total Payroll
Receptionist/Desk Clerks	43-4171	9	[REDACTED]
Food Mgmnt	11-9051	1	[REDACTED]
Food Cooks	35-2014	2	[REDACTED]
Bartenders	35-3011	2	[REDACTED]
Waitress	35-3031	5	[REDACTED]

**Additional Part-Time or Temporary Jobs**

Occupation	Occupation Code	Number of Jobs	Total Payroll
Janitorial	37-2011	2	[REDACTED]
Office Personnel	43-4171	2	[REDACTED]
Physical Therapist	29-1123	2	[REDACTED]

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 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): 03/2017

**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 no Improvement Location Permit or Structural Permit has been filed for construction of improvements, the occupation of the vacant building has not taken place and no 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, CF-1/PP for personal property improvements, and CF-1/VBD for vacant building deduction) 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 and CF-1/VBD 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

*J. Annen/Northern Manager*  
\_\_\_\_\_  
Printed Name and Title of Applicant

*9/13/16*  
\_\_\_\_\_  
Date



**STATEMENT OF BENEFITS  
REAL ESTATE IMPROVEMENTS**

State Form 51767 (R6 / 10-14)  
Prescribed by the Department of Local Government Finance

CITY OF FT WAYNE

20__ PAY 20__
FORM SB-1 / Real Property
<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.

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)

SEP 14 2016  
ccj

COMMUNITY DEVL.

**INSTRUCTIONS:**

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

SECTION 1 TAXPAYER INFORMATION					
Name of taxpayer <b>SIDE OUT DEVELOPMENT, LLC / SILVERADO PROPERTIES, LLC</b>					
Address of taxpayer (number and street, city, state, and ZIP code) <b>301 AIRPORT NORTH OFFICE PARK, FORT WAYNE, IN 46825</b>					
Name of contact person <b>J. ANDREW NORTON</b>		Telephone number <b>( 260 ) 433-4905</b>		E-mail address <b>anorton@rcidevelops.com</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>3946 ICE WAY, FORT WAYNE, IN 46805</b>			County <b>ALLEN</b>	DLGF taxing district number <b>073</b>	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) <b>35,070 SQ. FT. ADDITION (BASKETBALL AND VOLLEYBALL COURTS), ATHLETIC THERAPY, FITNESS CENTER</b>					Estimated start date (month, day, year) <b>10/1/2016</b>
					Estimated completion date (month, day, year) <b>03/31/2017</b>
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number <b>21.00</b>	Salaries <b>\$212,099.00</b>	Number retained <b>21.00</b>	Salaries <b>\$212,099.00</b>	Number additional <b>11.00</b>	Salaries <b>\$436,000.00</b>
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
	<b>REAL ESTATE IMPROVEMENTS</b>				
	<b>COST</b>	<b>ASSESSED VALUE</b>			
Current values	254,300.00	254,300.00			
Plus estimated values of proposed project	2,845,700.00				
Less values of any property being replaced					
Net estimated values upon completion of project	3,100,000.00	254,300.00			
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
Estimated solid waste converted (pounds) _____			Estimated hazardous waste converted (pounds) _____		
Other benefits This building addition will draw families from around the midwest to play in volleyball and basketball tournaments. This will be a good economic boost for Fort Wayne. This facility will be housing Fort Wayne basketball programs.					
SECTION 6 TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true.					
Signature of authorized representative <i>J. Andrew Norton</i>				Date signed (month, day, year) <b>9/13/16</b>	
Printed name of authorized representative <b>J. ANDREW NORTON</b>			Title <i>Mayor</i>		

**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) unlimited
- 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) 9/27/16
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>Stacy Reed</i> DEPUTY CLERK	Printed name of attester STACY REED	

\* 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.

EXHIBIT A

# Miller Land Surveying, Inc.

**Corporate Office:** 221 Tower Drive, P.O. Box 34, Monroe, IN 46772, Phone: 260-692-6166, Fax: 260-692-6242  
**Fort Wayne Office:** 231 Airport North Office Park, Fort Wayne, IN 46825, Phone: 260-489-8571, Fax: 260-489-8570

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Part of the Northwest Quarter of Section 26, Township 31 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

Commencing at 5/8" steel rebar at the intersection of the West right-of-way line of the Penn Central Railroad and the North right-of-way line of Fernhill Avenue, said point being 325.2 feet North of the South line of the Northwest Quarter of Section 26, Township 31 North, Range 12 East, Allen County, Indiana; thence South 78 degrees 30 minutes 58 seconds West, a distance of 191.05 feet along said North right-of-way line of Fernhill Avenue to a 5/8" steel rebar with a "Miller Firm #0095" identification cap set on the East right-of-way line of Ice Way; thence North 55 degrees 29 minutes 02 seconds West, a distance of 41.68 feet along said right-of-way line to a 5/8" steel rebar with a "Miller Firm #0095" identification cap set; thence North 09 degrees 29 minutes 02 seconds West, a distance of 282.17 feet along said right-of-way line to a 5/8" steel rebar with a "Miller Firm #0095" identification cap set, said point being the POINT OF BEGINNING of the herein described tract; thence continuing North 09 degrees 29 minutes 02 seconds West, a distance of 41.86 feet along said right-of-way line to a 5/8" steel rebar with a "Miller Firm #0095" identification cap set on a tangent curve, concave to the West, having a radius of 200.00 feet; thence Northwesterly along said curve a distance of 93.72 feet, having a central angle of 26 degrees 51 minutes 00 seconds, and a chord of 92.87 feet bearing North 22 degrees 54 minutes 32 seconds West to a 5/8" steel rebar with a "Miller Firm #0095" identification cap set at the point of tangency; thence North 36 degrees 20 minutes 02 seconds West, a distance of 637.46 feet along said right-of-way line to a 5/8" steel rebar with a "Miller Firm #0095" identification cap set on a tangent curve, concave to the East, having a radius of 134.50 feet; thence Northwesterly along said curve and said right-of-way line a distance of 5.13 feet, having a central angle of 02 degrees 11 minutes 14 seconds, and a chord of 5.13 feet bearing North 35 degrees 14 minutes 25 seconds West to a 5/8" steel rebar with a "Miller Firm #0095" identification cap on the Southeasterly line of a 0.712 acre tract; thence North 56 degrees 54 minutes 53 seconds East, a distance of 257.87 feet along said Southeasterly line to a 5/8" steel rebar with a "Miller Firm #0095" identification cap on the new Lima Road right-of-way as described in Document Number 2010013930 in the Office of the Recorder of Allen County, Indiana; thence South 33 degrees 20 minutes 00 seconds East, a distance of 522.34 feet along said right-of-way line to a 5/8" steel rebar with a "Miller Firm #0095" identification cap set on a tangent curve, concave to the Southwest, having a radius of 8544.37 feet; thence Southeasterly along said curve and said right-of-way line a distance of 334.35 feet, having a central angle of 02 degrees 14 minutes 31 seconds, and a chord of 334.33 feet bearing South 32 degrees 12 minutes 44 seconds East to a 5/8" steel rebar with a "Miller Firm #0095" identification cap set on the West right-of-way line of the Penn Central Railroad; thence South 01 degrees 48 minutes 54 seconds East, a distance of 27.27 feet along said right-of-way line to a 5/8" steel rebar with a "Miller Firm #0095" identification cap set; thence South 87 degrees 26 minutes 37 seconds West, a distance of 35.96 feet to a 5/8" steel rebar with a "Miller Firm #0095" identification cap set; thence South 80 degrees 30 minutes 55 seconds West, a distance of 225.63 feet to the POINT OF BEGINNING. Containing 4.564 Acres, more or less. Subject to easements of record.

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**MLS**  
Miller Land Surveying



**STATEMENT OF BENEFITS  
PERSONAL PROPERTY**

State Form 51764 (R4 / 11-15)  
Prescribed by the Department of Local Government Finance

CITY OF FT WAYNE

FORM SB-1 / PP

SEP 14 2016  
CKY

COMMUNITY DEVL.

**PRIVACY NOTICE**

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

**INSTRUCTIONS**

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

SECTION 1 TAXPAYER INFORMATION								
Name of taxpayer <b>SIDE OUT DEVELOPMENT, LLC</b>			Name of contact person <b>J. ANDREW NORTON</b>					
Address of taxpayer (number and street, city, state, and ZIP code) <b>301 AIRPORT NORTH OFFICE PARK, FORT WAYNE, IN 46825</b>				Telephone number <b>( 260 ) 433-4905</b>				
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT								
Name of designating body <b>FORT WAYNE COMMON COUNCIL</b>			Resolution number (s)					
Location of property <b>3946 ICE WAY, FORT WAYNE, IN 46805</b>		County <b>ALLEN</b>		DLGF taxing district number <b>073</b>				
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.) <b>COMPUTER CABLING, TV, SPECIAL LIGHTING, VIDEO EQUIPMENT</b>			ESTIMATED					
			START DATE		COMPLETION DATE			
			Manufacturing Equipment					
			R & D Equipment					
			Logist Dist Equipment					
IT Equipment		<b>10/01/2016</b>	<b>03/31/2017</b>					
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT								
Current number <b>21</b>	Salaries <b>212,099</b>	Number retained <b>21</b>	Salaries <b>212,099</b>	Number additional <b>11</b>	Salaries <b>436,000</b>			
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							<b>100,000</b>
	Less values of any property being replaced							<b>100,000</b>
Net estimated values upon completion of project							<b>100,000</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>9/13/16</b>				
Printed name of authorized representative <b>J. Andrew Norton</b>			Title <b>Manager</b>					

**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. NOTE: This question addresses whether the resolution contains an expiration date for the designated area.

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

1. Installation of new manufacturing equipment;	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Enhanced Abatement per IC 6-1.1-12.1-18 Check box if an enhanced abatement was approved for one or more of these types.
2. Installation of new research and development equipment;	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
3. Installation of new logistical distribution equipment.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
4. Installation of new information technology equipment;	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	

C. The amount of deduction applicable to new manufacturing equipment is limited to \$ N/A cost with an assessed value of \$ N/A. (One or both lines may be filled out to establish a limit, if desired.)

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. (One or both lines may be filled out to establish a limit, if desired.)

E. The amount of deduction applicable to new logistical distribution equipment is limited to \$ N/A cost with an assessed value of \$ N/A. (One or both lines may be filled out to establish a limit, if desired.)

F. The amount of deduction applicable to new information technology equipment is limited to \$ unlimited cost with an assessed value of \$ unlimited. (One or both lines may be filled out to establish a limit, if desired.)

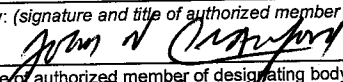
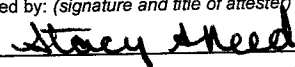
G. Other limitations or conditions (specify) \_\_\_\_\_

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 checked="" type="checkbox"/> Year 3	<input type="checkbox"/> Year 4	<input type="checkbox"/> Year 5	<input type="checkbox"/> Enhanced Abatement per IC 6-1.1-12.1-18 Number of years approved: _____ (Enter one to twenty (1-20) years; may not exceed twenty (20) years.)
<input type="checkbox"/> Year 6	<input type="checkbox"/> Year 7	<input type="checkbox"/> Year 8	<input type="checkbox"/> Year 9	<input type="checkbox"/> Year 10	

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

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

Approved by: (signature and title of authorized member of designating body) 	Telephone number (260) 427-1221	Date signed (month, day, year) 9/20/16
Printed name of authorized member of designating body JOHN N. CRAWFORD	Name of designating body COMMON COUNCIL	
Attested by: (signature and title of attester)  DEPUTY CLERK	Printed name of attester STACY REED	
* 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.

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Side Out Development, LLC is requesting the designation of an Economic Revitalization Area for eligible real estate and personal property improvements in the amount of \$3,100,000. Side Out Development will expand its current facility and purchase and install new information technology equipment.**

EFFECT OF PASSAGE: **Investment of \$3,100,000 and five new full-time jobs and six new part-time jobs.**

EFFECT OF NON-PASSAGE: **Potential loss of investment and five new full-time jobs and six new part-time jobs.**

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

ASSIGNED TO COMMITTEE (PRESIDENT): **Glynn Hines and John Crawford**

# MEMORANDUM



**TO:** City Council  
**FROM:** Carman Young, Economic Development Specialist  
**DATE:** September 20, 2016  
**RE:** Request for designation by Side Out Development, LLC as an ERA for real and personal property improvements.

## BACKGROUND

PROJECT ADDRESS:	3946 Ice Way	PROJECT LOCATED WITHIN:	N/A
PROJECT COST:	\$ 3,100,000	COUNCILMANIC DISTRICT:	3

COMPANY PRODUCT OR SERVICE:	Side Out Development, LLC operates a youth and adult volleyball, basketball and fitness facility.
PROJECT DESCRIPTION:	Side Out Development will make real estate improvements by building a 35,070 sq. ft. addition for basketball and volleyball courts, athletic therapy and fitness center along with additional parking spaces. Personal property improvements will be made with the purchase and installation of new information technology.

### CREATED

### RETAINED

JOB'S CREATED (FULL-TIME):	5	JOB'S RETAINED (FULL-TIME):	2
JOB'S CREATED (PART-TIME):	6	JOB'S RETAINED (PART-TIME):	19
TOTAL NEW PAYROLL:	\$ 436,000	TOTAL RETAINED PAYROLL:	\$ 125,000
AVERAGE SALARY (FULL-TIME NEW):	\$ 59,200	AVERAGE SALARY (FULL-TIME RETAINED):	\$ 44,000

## COMMUNITY BENEFIT REVIEW

Yes  No  N/A

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

**Explain: Project is additional development of a brownfield site.**

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. Use of property is consistent with the land use policies of the City of Fort Wayne.**

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?

**Explain: New personal property improvements will be made with the purchase and installation of new information technology.**

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?  
**Explain: The project will result in five new full-time positions and 19 part-time positions.**

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 five years.
2. The period of deduction for personal property is three years.

Under Fort Wayne Common Council's tax abatement policies and procedures, Side Out Development, LLC is eligible for a five year deduction on real property improvements and a three year 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**

Reviewed and Signed:

  
 Economic Development Specialist

**COMMUNITY DEVELOPMENT DIVISION**

**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 **Side Out Development, LLC**

PERSONAL PROPERTY TAX ABATEMENT - 3 yr Schedule											
Year	True Cash Value	"Pool 2" Value	True Tax Value	Assessed Value	Tax Abate %	Tax Paid %	Deduction	Taxable A V	Tax Rate	Tax Paid	Tax Saved
1	\$100,000	40%	\$40,000	\$40,000	100%	0%	\$40,000	\$0	0.033722	\$0	\$1,349
2	\$100,000	56%	\$56,000	\$56,000	66%	33%	\$36,960	\$18,480	0.033722	\$623	\$1,246
3	\$100,000	42%	\$42,000	\$42,000	33%	66%	\$13,860	\$27,720	0.033722	\$935	\$467
4	\$100,000	32%	\$32,000	\$32,000	0%	100%	\$0	\$32,000	0.033722	\$1,079	\$0
							TOTAL TAX SAVED		(3 yrs on 3 yr deduction)		<b>\$3,063</b>
							TOTAL TAX PAID		(3 yrs on 3 yr deduction)		<b>\$2,637</b>

REAL PROPERTY TAX ABATEMENT - 10 yr Schedule											
Year	Cash Value	True Tax Value	Assessed Value	Tax Abate %	Tax Paid %	Deduction	Taxable AV	Tax Rate	Tax Paid	Tax Saved	
1	\$3,000,000	\$3,000,000	\$3,000,000	100%	0%	\$3,000,000	\$0	0.033722	\$0	\$101,166	
2	\$3,000,000	\$3,000,000	\$3,000,000	80%	20%	\$2,400,000	\$600,000	0.033722	\$20,233	\$80,933	
3	\$3,000,000	\$3,000,000	\$3,000,000	60%	40%	\$1,800,000	\$1,200,000	0.033722	\$40,466	\$60,700	
4	\$3,000,000	\$3,000,000	\$3,000,000	40%	60%	\$1,200,000	\$1,800,000	0.033722	\$60,700	\$40,466	
5	\$3,000,000	\$3,000,000	\$3,000,000	20%	80%	\$600,000	\$2,400,000	0.033722	\$80,933	\$20,233	
6	\$3,000,000	\$3,000,000	\$3,000,000	0%	100%	\$0	\$3,000,000	0.033722	\$101,166	\$0	
							TOTAL TAX SAVED REAL PROPERTY		(10 yrs on 10 yr deduction)		<b>\$303,498</b>
							TOTAL TAX PAID REAL PROPERTY		(10 yrs on 10 yr deduction)		<b>\$303,498</b>
							TOTAL TAX SAVED MACHINERY & BUILDING		(10 yrs on 10 yr deduction)		<b>\$306,561</b>
							TOTAL TAX PAID MACHINERY & BUILDING		(10 yrs on 10 yr deduction)		<b>\$306,135</b>

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

## Real Property Abatements

Tax Abatement Review System

Side Out Development, LLC

Points Possible	Points Awarded
--------------------	-------------------

### INVESTMENT (30 points possible)

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

Over \$1,000,000	\$3,000,000	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	\$93,750	10	
\$18,500 to \$34,999	\$3,000,000 / 32	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	\$213,000 x .0135 = \$2,875	1	1

**Estimated local income taxes generated from jobs created**

<b>(Double points for start-up)</b>			
\$30,000 or more		5	
\$10,000 to \$29,999		4	
\$5,000 to \$9,999	\$436,000 x .0135 = \$5,886	3	3
\$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	
------------------	--	---	--

**Estimated Percent of Business done outside**

<b>Allen County</b>			
Greater than 75%		15	
50% to 74%	65%	10	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	2	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	5	2	2

### WAGES (20 points possible)

**Median salary of the jobs created and/or retained**

Over \$45,000		20	
\$40,000 to \$44,999		16	
\$35,000 to \$39,999		12	
\$30,000 to 34,999		8	
\$25,000 to \$29,999		4	
under \$25,000	\$8,333	0	

**BENEFITS (10 points possible)**

Major Medical Plan	7	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 44**

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.

Property Value Schedule	Alternative Deduction
<b>10 year</b>	<b>10 Year</b>
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%	
<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%	

**Personal Property Abatements**

Tax Abatement Review System

**Side Out Development, LLC**

	Points Possible	Points Awarded
<b>INVESTMENT (30 points possible)</b>		
<b>Total new investment in equipment</b>		
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
	\$100,000	
<b>Investment per employee (both jobs created and retained)</b>		
\$35,000 or more	10	
\$18,500 to \$34,999	8	
\$6,250 to \$18,499	6	
\$1,250 to \$6,249	4	4
less than \$1,250	2	
	\$3,125	
<b>Estimated local income taxes generated from jobs retained</b>		
\$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
	\$2,875	
<b>Estimated local income taxes generated from jobs created (Double points for start-up)</b>		
\$30,000 or more	5	
\$10,000 to \$29,999	4	
\$5,000 to \$9,999	3	3
\$3,000 to \$4,999	2	
less than \$3,000	1	
	\$5,886	
<b>ECONOMIC BASE (20 points possible)</b>		
<b>Location Quotient in designated Occupation Code (use majority Occupation Code of all created and retained jobs)</b>		
Greater than 1.0	5	
<b>Estimated Percent of Business done outside Allen County</b>		
Greater than 75%	15	
50% to 74%	10	10
25% to 49%	5	
	65%	
<b>JOBS (20 points possible)</b>		
<b>Total number of permanent jobs retained</b>		
Over 250	10	
100 to 249	8	
50 to 99	6	
25 to 49	4	
10 to 24	2	
1 to 9	1	1
	2	
<b>Total number of permanent jobs created (Double for start-up)</b>		
Over 100	10	
50-99	8	
25-49	6	
10-24	4	
1 to 9	2	2
	5	
<b>WAGES (20 points possible)</b>		
<b>Median salary of the jobs created and/or retained</b>		
Over \$45,000	20	
\$40,000 to \$44,999	16	
\$35,000 to \$39,999	12	
\$30,000 to \$34,999	8	
\$25,000 to \$29,999	4	
under \$25,000	0	
	\$8,333	

**BENEFITS (10 points possible)**

Major Medical Plan	7	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 32**

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: 80%	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%	

**REPORT OF COMMITTEE ON FINANCE**

**September 27, 2016**

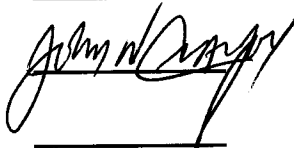
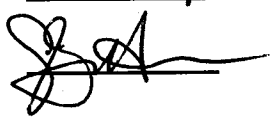
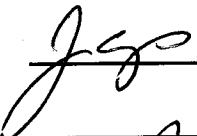
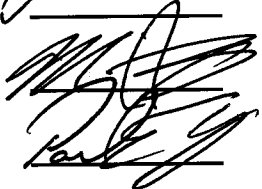
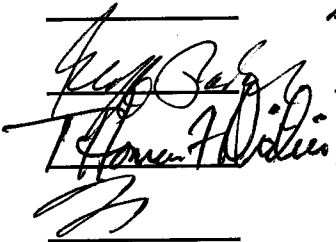
**John Crawford Chair**

**Glynn Hines Co-Chair**

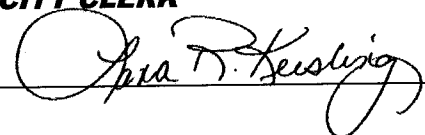
**All Council Members**

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 3946 Ice Way, Fort Wayne, Indiana (46805) (Side Out Development, LLC)

**COMMITTEE ON 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>
			
			
			
			

**LANA R. KEESLING  
CITY CLERK**



Public Hearing Date: N/A

Read the first time in full and on motion by Councilman Crawford.

Read the second time by title and referred to the Finance Committee.

Read the third time in full and on motion by Councilman Crawford, placed on passage by the following vote:

<u>TOTAL VOTES</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
ARP	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BARRANDA	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRAWFORD	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DIDIER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENSLEY	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FREISTROFFER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
HINES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JEHL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PADDOCK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DATED: September 27, 2016

  
 \_\_\_\_\_  
 LANA R. KEESLING, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as  
 General Resolution No. R-16-09-35 on the 27th day of September, 2016

ATTEST:

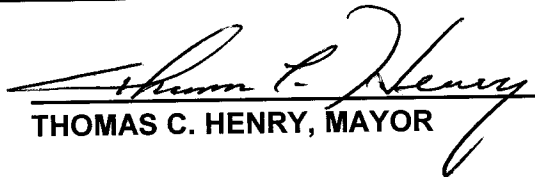
  
 \_\_\_\_\_  
 LANA R. KEESLING  
 CITY CLERK

  
 \_\_\_\_\_  
 PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 28th  
 of September 2016, at the hour of 10:15 o'clock A.M. E.S.T.

  
 \_\_\_\_\_  
 LANA R. KEESLING, CITY CLERK

Approved and signed by me this 28<sup>th</sup> day of September 2016, at the  
 hour of 2:00 O'clock PM E.S.T.

  
 \_\_\_\_\_  
 THOMAS C. HENRY, MAYOR