

**A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 310 W Cook Road, Fort Wayne, Indiana 46825 (New Process Corporation/New Process Graphics LLC/Didier-Coffman Real Estate Holdings LLC)**

**WHEREAS**, Petitioner has duly filed its petition dated March 29, 2017 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 \$225,000, with the average new annual job salary being \$45,000 and retain 17 full-time permanent jobs and five part time jobs for a total current annual payroll of \$911,720, with the average current, annual job salary being \$45,586; and

**WHEREAS**, the total estimated project cost is \$850,000; 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, 2021, 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 a deduction of the assessed value of personal  
6 property for new manufacturing equipment.

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

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

- 14 (a) If the proposed new manufacturing equipment is not installed, the approximate  
15 current year tax rates for this site would be \$3.3722/\$100.  
16 (b) If the proposed new manufacturing equipment is installed and no deduction is  
17 granted, the approximate current year tax rate for the site would be  
18 \$3.3722/\$100 (the change would be negligible).  
19 (c) If the proposed new manufacturing equipment is installed and a deduction  
20 percentage of eighty percent (80%) is assumed, the approximate current year  
21 tax rate for the site would be \$3.3722/\$100 (the change would be negligible).

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23 and confirmed, or rescinded after public hearing and receipt by Common Council of the  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

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

28 **SECTION 8.** The deduction schedule from the assessed value of new personal  
29 property manufacturing equipment pursuant to I.C. 6-1.1-12.1-17 shall look like this:  
30

Year of Deduction	Percentage
1	100%
2	85%
3	71%
4	57%
5	43%

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


6	29%
7	14%
8	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



CITY OF FT WAYNE

*CV-1*  
MAR 29 2017

03/2013

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

COMMUNITY DEVL.

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

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

Total cost of real estate improvements: \_\_\_\_\_  
 Total cost of manufacturing equipment improvements: \$ 850,000  
 Total cost of research and development equipment improvements: \_\_\_\_\_  
 Total cost of logistical distribution equipment improvements: \_\_\_\_\_  
 Total cost of information technology equipment improvements: \_\_\_\_\_  
**TOTAL OF ABOVE IMPROVEMENTS:** \$ 850,000



Real property taxpayer's name: Didier-Coffman Real Estate Holdings LLC  
 Personal property taxpayer's name: New Process Graphics LLC  
 Telephone number: 260-489-1700  
 Address listed on tax bill: 310 W Cook Road, Fort Wayne, IN 46825  
 Name of company to be designated, if applicable: *New Process Corp*  
 Year company was established: 1921  
 Address of property to be designated: 310 W Cook Road, Fort Wayne, IN 46825  
 Real estate property identification number: 02-07-11-451-004.000-073  
 Contact person name: Matt Coffman  
 Contact person telephone number: (260) 489-1700 Contact person Email: MCoffman@NewProcessCorp.  
 Contact person address: 310 W Cook Road, Fort Wayne, IN 46825

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Matt Coffman	COO - GM	310 W Cook Rd	(260) 489-1700

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

NAME	PERCENTAGE
Matthew T Coffman & Christine M Didier-Coffman	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? 80% estimated

What is the company's primary North American Industrial Classification Code (NAICs)? 323111

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

New Process Corp is a manufacturer of commercial/industrial printed products for the OEM market and printing trade. We offer solutions for all environments, specifically for product overlays, point of purchase, labels, decals, nameplates, and instrumentation faces, built to last in the toughest durable-grade (extreme duty) applications and environments.

Dollar amount of annual sales for the last three years:

Year	Annual Sales
2014	
2015	<i>Confidential</i>
2016	<i>Confidential</i>

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

Customer Name	City/State	Annual Gross Sales
Confidential		

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

Supplier Name	City/State	Annual Gross Purchases
Confidential		

List the company's top three competitors:

Competitor Name	City/State
Confidential	

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

Manufacturing of a new durable product identification product that is confidential and privileged subject to a non-disclosure agreement.

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?

New Process Corp is a small business located within the City of Fort Wayne. In order to ensure continued growth in a competitive business climate, New Process Corp must reinvest in our equipment. As our equipment and building age, it becomes necessary to continually produce the best product for our customers as we plan our strategic growth.



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.)

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

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

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

Manufacturing equipment (printers, presses, resin dispensers, lasers, cutters, laminators, forming presses, IT infrastructure and software used for the direct production of durable product identification products for original equipment manufacturers.

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): 04/2017

Date last piece of equipment will be installed (month/year): 07/2018 to 11/2018

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



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
Manufacturing	51-5112	10	\$ 351,220
Administration	11-1021	7	\$ 486,400

**Retained Full-Time Employment**

Occupation	Occupation Code	Number of Jobs	Total Payroll
Manufacturing	51-5112	10	\$ 351,220
Administration	11-1021	7	\$ 486,400

**Additional Full-Time Employment**

Occupation	Occupation Code	Number of Jobs	Total Payroll
Administration	11-1021	2	\$ 120,000
Manufacturing	51-5112	3	\$ 105,000

**PUBLIC BENEFIT INFORMATION**

**Current Part-Time or Temporary Jobs**

Occupation	Occupation Code	Number of Jobs	Total Payroll
Production	51-5113	3	\$ 74,100

**Retained Part-Time or Temporary Jobs**

Occupation	Occupation Code	Number of Jobs	Total Payroll
Production	51-5113	3	\$ 74,100

**Additional Part-Time or Temporary Jobs**

Occupation	Occupation Code	Number of Jobs	Total Payroll

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

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

List any benefits not mentioned above:

Paid PTO & Vacation, Holidays.

When will you reach the levels of employment shown above? (month/year): 11/2018

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.**

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

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

3/24/17  
 \_\_\_\_\_  
 Date



**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

MAR 29 2017  
ckj

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**

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 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.
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 <b>New Process Graphics LLC</b>			Name of contact person <b>Matt Coffman</b>						
Address of taxpayer (number and street, city, state, and ZIP code) <b>310 W Cook Road, Fort Wayne, IN 46825</b>					Telephone number <b>( 260 ) 489-1700</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>310 W Cook Road, Fort Wayne, IN 46825</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>Equipment used for printing, vacuum forming, resin dispensing, lamination, cutting, and converting and manufacturing of durable identification products.</b>					ESTIMATED				
						START DATE	COMPLETION DATE		
					Manufacturing Equipment	04/10/2017	11/30/2018		
					R & D Equipment				
					Logist Dist Equipment				
					IT Equipment				
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT							
Current number <b>20</b>	Salaries <b>911720</b>	Number retained <b>20</b>	Salaries <b>911720</b>	Number additional <b>5</b>	Salaries <b>225000</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		850,000							
Less values of any property being replaced									
Net estimated values upon completion of project									
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER							
Estimated solid waste converted (pounds) _____				Estimated hazardous waste converted (pounds) _____					
Other benefits:									
SECTION 6		TAXPAYER CERTIFICATION							
I hereby certify that the representations in this statement are true.									
Signature of authorized representative <i>Matthew T Coffman</i>							Date signed (month, day year) <b>3/24/17</b>		
Printed name of authorized representative <b>Matthew T Coffman</b>					Title <b>COO &amp; GM</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, 2021. 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 checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            | <input type="checkbox"/> Enhanced Abatement per IC 6-1.1-12.1-18<br>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 type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |   |
- C. The amount of deduction applicable to new manufacturing equipment is limited to \$ Unlimited cost with an assessed value of \$ Unlimited. (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 \$ N/A cost with an assessed value of \$ N/A. (One or both lines may be filled out to establish a limit, if desired.)
- G. Other limitations or conditions (specify) N/A
- H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction is allowed for:
- |                                 |  |                                 |                                 |                                  |  |
|---------------------------------|--|---------------------------------|---------------------------------|----------------------------------|--|
| <input type="checkbox"/> Year 1 | <input type="checkbox"/> Year 2            | <input type="checkbox"/> Year 3 | <input type="checkbox"/> Year 4 | <input type="checkbox"/> Year 5  | <input type="checkbox"/> Enhanced Abatement per IC 6-1.1-12.1-18<br>Number of years approved: _____<br>(Enter one to twenty (1-20) years; may not exceed twenty (20) years.) |
| <input type="checkbox"/> Year 6 | <input checked="" type="checkbox"/> Year 7 | <input type="checkbox"/> Year 8 | <input type="checkbox"/> Year 9 | <input type="checkbox"/> Year 10 |  |
- I. For a Statement of Benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?  Yes  No  
If yes, attach a copy of the abatement schedule to this form.  
If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

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

Approved by: <u>[Signature]</u> <small>(signature and title of authorized member of designating body)</small>	Telephone number <u>260-427-1221</u>	Date signed (month, day, year) <u>4-11-17</u>
Printed name of authorized member of designating body <u>Geoff Paddock</u>	Name of designating body <u>City Council</u>	
Attested by: <u>[Signature]</u> <small>(signature and title of attester)</small>	Printed name of attester <u>Lana R Keesling</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 6-1.1-12.1-2.

**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

Part of a 23.81 acre tract in the Southwest Quarter of the Southeast Quarter of Section 11, Township 31 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

Commencing on the North 50 foot right-of-way line of Cook Road as recorded in Document Number 72-11159 in the Office of the Recorder of Allen County, at an Iron pin situated 500.00 feet West of the East line of the Southwest Quarter of said Section 11; thence North 88 degrees 58 minutes 19 seconds West, a distance of 341.22 feet (341.60 feet deed) along said North 50 foot right-of-way line of Cook Road, parallel with and 50 feet distant from the South line of said Southeast Quarter, to a 1/2" square pin found on the East right-of-way line of Di Salle Blvd. as recorded in Instrument No. 87-58512 in the Office of the Recorder of Allen County; thence continuing North 88 degrees 58 minutes 19 seconds West a distance of 87.00 feet along said right-of-way line of Cook Road to a 1/2" square pin found on the West right-of-way line of Di Salle Blvd., said point being the point of beginning; thence continuing North 88 degrees 58 minutes 19 seconds West a distance of 10.22 feet along said right-of-way line of Cook Road to a 1/2" square pin found; thence North 80 degrees 21 minutes 18 seconds West a distance of 100.12 feet along said right-of-way line of Cook Road to a 1/2" square pin found; thence North 88 degrees 58 minutes 19 seconds West a distance of 200.00 feet along said right-of-way line of Cook Road, parallel with and 65 feet distant from the South line of said Southeast Quarter to a 1/2" square pin found; thence South 80 degrees 02 minutes 44 seconds West a distance of 78.74 feet along said right-of-way line of Cook Road to a pin found at the Southwest corner of said 23.81 acre tract; thence North 01 degree 02 minutes 47 seconds East a distance of 280.00 feet along the West line of said 23.81 acre tract to a 1/2" square pin found; thence South 88 degrees 58 minutes 19 seconds East a distance of 400.00 feet parallel with the South line of said Southeast Quarter to a 1/2" square pin found on the West right-of-way line of Di Salle Blvd.; thence South 01 degree 02 minutes 47 seconds West a distance of 115.00 feet along said right-of-way line to a 1/2" square pin found; thence South 43 degrees 01 minute 32 seconds West a distance of 20.18 feet (46.98 feet deed) along said right-of-way line to a 1/2" square pin found; thence South 01 degree 02 minutes 47 seconds West a distance of 150.00 feet (119.95 feet deed) along said right-of-way line to the point of beginning, as said in previous deeds to contain 2.42 acres of land, more or less.

310 West Cook Road, Fort Wayne, IN 46825



Although strict accuracy standards have been required in the compilation of this map, Allen County does not warrant the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 2004 Board of Commissioners of the County of Allen  
North American Datum 1983  
State Plane Coordinate System, Indiana East



Date: 3/30/2017 1" = 83'

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

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **New Process Corporation/New Process Graphics, LLC/Didier-Coffman Real Estate Holdings LLC is requesting the designation of an Economic Revitalization Area for eligible personal property improvements in the form of new manufacturing equipment.**

EFFECT OF PASSAGE: **Investment of \$850,000 and five new full-time jobs.**

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

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

ASSIGNED TO COMMITTEE (PRESIDENT): **Geoff Paddock and Jason Arp**

# MEMORANDUM



**To:** City Council  
**FROM:** Carman Young, Economic Development Specialist  
**DATE:** April 5, 2017  
**RE:** Request for designation by New Process Corporation/New Graphics LLC/Didier-Coffman Real Estate Holdings LLC as an ERA for personal property improvements.

## BACKGROUND

PROJECT ADDRESS:	<b>310 W. Cook Road</b>	PROJECT LOCATED WITHIN:	N/A
PROJECT COST:	<b>\$850,000</b>	COUNCILMANIC DISTRICT:	<b>3</b>

COMPANY PRODUCT OR SERVICE:	<b>New Process Corporation/New Graphics LLC/Didier-Coffman Real Estate Holdings LLC is a manufacturer of commercial/industrial printed products for the OEM market and printing trade.</b>
PROJECT DESCRIPTION:	<b>New Process Corporation/New Graphics LLC/Didier-Coffman Real Estate Holdings LLC will purchase and install new personal property manufacturing equipment in the form of printers, presses, resin dispensers, lasers, cutters, laminators, forming presses IT infrastructure and software.</b>

	<b>CREATED</b>	<b>RETAINED</b>
JOBS CREATED (FULL-TIME):	<b>5</b>	JOBS RETAINED (FULL-TIME): <b>17</b>
JOBS CREATED (PART-TIME):	<b>0</b>	JOBS RETAINED (PART-TIME): <b>3</b>
TOTAL NEW PAYROLL:	<b>\$225,000</b>	TOTAL RETAINED PAYROLL: <b>\$911,720</b>
AVERAGE SALARY (FULL-TIME NEW):	<b>\$45,000</b>	AVERAGE SALARY (FULL-TIME RETAINED): <b>\$ 45,586</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 I-2, 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 manufacturing equipment will be purchased and installed.**

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 a 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: Five full time positions will be created because of this project.**

Yes  No  N/A

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

**POLICY**

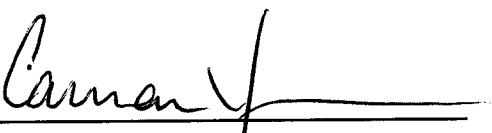
**Per the policy of the City of Fort Wayne, the following guidelines apply to this project:**

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

Under Fort Wayne Common Council's tax abatement policies and procedures, New Process Corporation/New Process Graphics, LLC/Didier-Coffman Real Estate Holdings, LLC is eligible for a seven year deduction on personal property improvements. Attached is a spreadsheet that shows how the application scored under the review system. Also attached is a calculation of property taxes saved/paid with the deduction.

**COMMENTS**

Signed and Reviewed:




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**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

**PERSONAL PROPERTY TAX ABATEMENT - 7 yr Schedule**

Year	True Cash Value	"Pool 2"	True Tax Value	Assessed Value	Tax Abatement %	Tax Paid %	Deduction	Taxable A V	Tax Rate	Tax Paid	Tax Saved
1	\$850,000	40%	\$340,000	\$340,000	100%	0%	\$340,000	\$0	0.033722	\$0	\$11,465
2	\$850,000	56%	\$476,000	\$476,000	85%	14%	\$404,600	\$66,640	0.033722	\$2,247	\$13,644
3	\$850,000	42%	\$357,000	\$357,000	71%	29%	\$253,470	\$103,530	0.033722	\$3,491	\$8,548
4	\$850,000	32%	\$272,000	\$272,000	67%	43%	\$182,240	\$116,960	0.033722	\$3,944	\$6,145
5	\$850,000	30%	\$255,000	\$255,000	43%	57%	\$109,650	\$145,350	0.033722	\$4,901	\$3,698
6	\$850,000	30%	\$255,000	\$255,000	29%	71%	\$73,950	\$181,050	0.033722	\$6,105	\$2,494
7	\$850,000	30%	\$255,000	\$255,000	14%	85%	\$35,700	\$216,750	0.033722	\$7,309	\$1,204
8	\$850,000	30%	\$255,000	\$255,000	0%	100%	\$0	\$255,000	0.033722	\$8,599	\$0
							<b>TOTAL TAX SAVED</b>		( 7 yr deduction)		<b>\$47,198</b>
							<b>TOTAL TAX PAID</b>		( 7 yr deduction)		<b>\$36,598</b>

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

**Personal Property Abatements**

Tax Abatement Review System

*NewProcess Corporation*

		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	\$850,000	6	6
\$0 to \$499,999		4	
<b>Investment per employee (both jobs created and retained)</b>			
\$35,000 or more	\$42,500	10	10
\$18,500 to \$34,999		8	
\$6,250 to \$18,499		6	
\$1,250 to \$6,249		4	
less than \$1,250		2	
<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	\$12,308	3	3
\$5,000 to \$9,999		2	
less than \$5,000		1	
<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	
\$3,000 to \$4,999	\$3,037	2	2
less than \$3,000		1	
<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	1.26	5	5
<b>Estimated Percent of Business done outside Allen County</b>			
Greater than 75%	80%	15	15
50% to 74%		10	
25% to 49%		5	
<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	17	2	2
1 to 9		1	
<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	5	2	2
<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	\$35,122	12	12
\$30,000 to \$34,999		8	
\$25,000 to \$29,999		4	
under \$25,000		0	

**BENEFITS (10 points possible)**

Major Medical Plan	7	7
Pension, Tuition Reimbursement, Life Insurance, Dental Insurance, Disability Insurance,	3	3

**SUSTAINABILITY**

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

**Total 67**

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

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

10 year	10 Year
Year 1: 100%	Year 1: 100%
Year 2: 90%	Year 2: 100%
Year 3: 80%	Year 3: 100%
Year 4: 70%	Year 4: 100%
Year 5: 60%	Year 5: 100%
Year 6: 50%	Year 6: 90%
Year 7: 40%	Year 7: 80%
Year 8: 30%	Year 8: 65%
Year 9: 20%	Year 9: 50%
Year 10: 10%	Year 10: 40%
Year 11: 0%	
7 year	7 Year
Year 1: 100%	Year 1: 100%
Year 2: 85%	Year 2: 100%
Year 3: 71%	Year 3: 100%
Year 4: 57%	Year 4: 100%
Year 5: 43%	Year 5: 100%
Year 6: 29%	Year 6: 71%
Year 7: 14%	Year 7: 43%
Year 8: 0%	
5 year	
Year 1: 100%	
Year 2: 80%	
Year 3: 60%	
Year 4: 40%	
Year 5: 20%	
Year 6: 0%	
3 year	
Year 1: 100%	
Year 2: 66%	
Year 3: 33%	
Year 4: 0%	

**REPORT OF COMMITTEE ON FINANCE**

**April 11, 2017**

**Geoff Paddock Chair**

**Jason Arp 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 310 W. Cook Rd, Fort Wayne, Indiana 46825

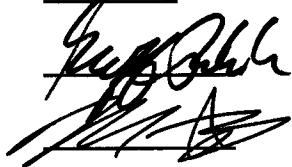
**COMMITTEE ON FINANCE HAVE HAD SAID Ordinance under consideration and beg leave to report back to the Common Council that said Ordinance**

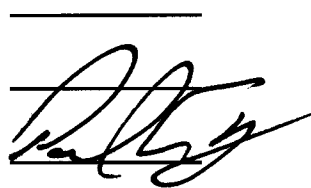
DO PASS

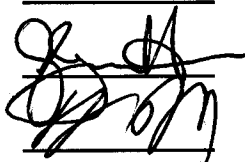
DO NOT PASS

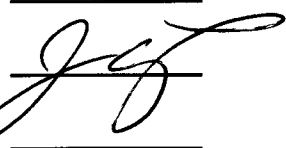
ABSTAIN

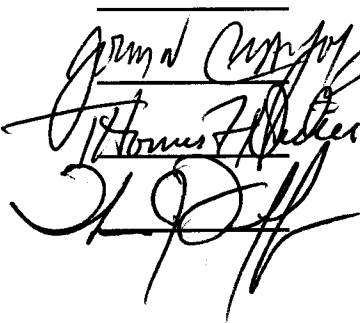
NO REC





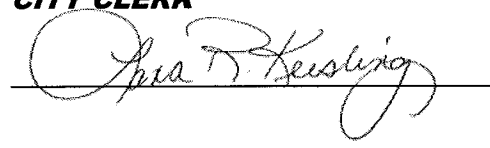






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**LANA R. KEESLING  
CITY CLERK**



Public Hearing Date: N/A.

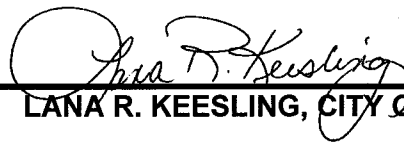
Read the first time in full and on motion by Councilman Paddock.

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

Read the third time in full and on motion by Councilman Paddock, 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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: April 11, 2017




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LANA R. KEESLING, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as

Resolution No. R-17-04-12 on the 11th day of April, 2017

ATTEST:




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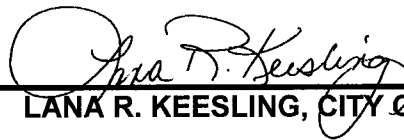
LANA R. KEESLING  
CITY CLERK




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PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 12th of April 2017, at the hour of 10:00 o'clock A.M. E.S.T.




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LANA R. KEESLING, CITY CLERK

Approved and signed by me this 12<sup>th</sup> day of APRIL

2017, at the hour of 2:00 O'clock PM E.S.T.




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THOMAS C. HENRY, MAYOR