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BILL NO. R-17-10-25

DECLARATORY RESOLUTION NO. R-83-17

**A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for properties commonly known as 9609 Ardmore Avenue, 9733 Ardmore Avenue, 9503 Ardmore Avenue, 9823 Ardmore Avenue, 9735 Ardmore Avenue, 9413 Ardmore Avenue, 9821 Ardmore Avenue, 4010 Piper Drive, 4202 Piper Drive, 9307 Avionics Drive, 3618 Ferguson Road, 3401 McArthur Drive, Fort Wayne, Indiana 46809 (Labeca, LLC/Quoin Enterprises. LLC)**

**WHEREAS**, Petitioner has duly filed its petition dated August 31, 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**, petitioner will install new manufacturing equipment for which deductions from assessed valuation will be claimed; and

**WHEREAS**, petitioner requests that new manufacturing equipment approved under these designations that will be installed and receiving deductions from assessed valuation shall be allowed to be relocated from one designation to another (within the Economic Revitalization Areas designated herein) and be eligible for the remaining deductions from assessed valuation under I.C. 6-1.1-12.1-4.6; and

**WHEREAS**, said project will create 23 full-time, permanent jobs for a total new, annual payroll of \$1,196,864, and retain 105 full-time permanent jobs and two part-time jobs for a total current annual payroll of \$5,498,022, with the average current, annual job salary being \$51,383; and

**WHEREAS**, the total estimated project cost is \$6,600,000; 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

1 terminate on December 31, 2021, unless otherwise automatically extended in five year  
2 increments per I.C. 6-1.1-12.1-9.

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

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

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

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

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

- 21 (a) If the proposed new manufacturing equipment is not installed, the approximate  
22 current year tax rates for this site would be \$3.5721/\$100.
- 23 (b) If the proposed new manufacturing equipment is installed and no deduction is  
24 granted, the approximate current year tax rate for the site would be  
25 \$3.5721/\$100 (the change would be negligible).
- 26 (c) If the proposed new manufacturing equipment is installed and a deduction  
27 percentage of eighty percent (80%) is assumed, the approximate current year  
28 tax rate for the site would be \$3.5721/\$100 (the change would be negligible).

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

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

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

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Year of Deduction	Percentage
1	100%
2	95%
3	80%
4	65%
5	50%
6	40%
7	30%
8	20%
9	10%
10	5%
11	0%

**SECTION 9.** That pursuant to I.C. 61-1-12.1-4.6, the new manufacturing equipment to be installed and claimed for deductions from assessed valuation may be relocated from one economic revitalization area to another economic revitalization area designation approved under this resolution. The new manufacturing equipment shall remain eligible for the remaining deductions from assessed valuation.

**SECTION 10.** 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 11.** That, the taxpayer is non-delinquent on any and all property tax due to jurisdictions within Allen County, Indiana.

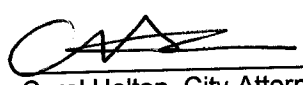
**SECTION 12.** That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that has received a deduction under section 3 or 4.5 of said chapter may be required to repay the deduction amount as determined by the county auditor in accordance with section 12 of said chapter if the property owner ceases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

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**SECTION 13.** That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

  
Member of Council

APPROVED AS TO FORM AND LEGALITY

  
Carol Helton, City Attorney



AUG 31 2017  
City  
COMMUNITY DEVL.

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

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

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

Total cost of real estate improvements:

Total cost of manufacturing equipment improvements:

Total cost of research and development equipment improvements:

Total cost of logistical distribution equipment improvements:

Total cost of information technology equipment improvements:

\$ 6,600,000

TOTAL OF ABOVE IMPROVEMENTS:

\$ 6,600,000

**GENERAL INFORMATION**

Real property taxpayer's name: Quoin Enterprises, LLCPersonal property taxpayer's name: Labeca, LLCTelephone number: 260-747-4154Address listed on tax bill: P.O. Box 9040, Fort Wayne, IN 46899Name of company to be designated, if applicable: Labeca, LLCYear company was established: 1993Address of property to be designated: See attached #2Real estate property identification number: See attached #2Contact person name: Troy Linder, CFOContact person telephone number: (260) 747-4154Contact person Email: troy\_linder@fwmetals.comContact person address: P.O. Box 9040, Fort Wayne, IN 46899

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Scott Glaze	Chairman/CEO	P.O. Box 9040, Fort Wayne, IN 46899	(260) 747-4154
Mark Michael	President/COO	same	(260) 747-4154
Jeremy Rohrs	VP Operations	same	(260) 747-4154
Bruce Watson	Director of Facilities	same	(260) 747-4154
Troy Linder	CFO	same	(260) 747-4154

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

NAME	PERCENTAGE
Scott Glaze	25%
Mark Michael	25%
Fort Wayne Metals	50%

- 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? none

What is the company's primary North American Industrial Classification Code (NAICs)? 332610

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

Manufacturer of fine wire for the medical industry.

Dollar amount of annual sales for the last three years:

Year	Annual Sales
2016	\$ 16,555,532.00
2015	\$ 21,520,443
2014	\$ 20,073,381

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

Customer Name	City/State	Annual Gross Sales
Fort Wayne Metals	Fort Wayne, IN	\$ 16,553,532

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

Supplier Name	City/State	Annual Gross Purchases

List the company's top three competitors:

Competitor Name	City/State

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

Various stainless steel and titanium based alloys custom manufactured to customer specifications.

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

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

The area contains other industrial buildings and has continued to experienced growth development in recent years.

**REAL PROPERTY INFORMATION**

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

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

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

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

Projected construction start (month/year): \_\_\_\_\_

Projected construction completion (month/year): \_\_\_\_\_

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

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

## PERSONAL PROPERTY INFORMATION

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

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

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

Manufacturing Equipment: Pickle tanks, process pumps, heaters and mixers, forced air equipment, water treatment equipment, ventilation and heating equipment, fume scrubber, strand cleaner, furnaces and drawing machines.

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): 01/2022

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

Manufacturing Equipment - 7 to 10 years

**ELIGIBLE VACANT BUILDING INFORMATION**

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

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

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

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

Projected occupancy date (month/year): \_\_\_\_\_

Describe the efforts of the owner or previous owner in regards to selling, leasing or renting the eligible vacant building during the period the eligible vacant building was unoccupied including how much the building was offered for sale, lease, or rent by the owner or a previous owner during the period the eligible vacant building was unoccupied.

**PUBLIC BENEFIT INFORMATION**

**EMPLOYMENT INFORMATION FOR FACILITY TO BE DESIGNATED**

ESTIMATE OF EMPLOYEES AND PAYROLL FOR FORT WAYNE  
FACILITY REQUESTING ECONOMIC REVITALIZATION AREA DESIGNATION

Please be specific on job descriptions. When listing the occupation codes, please avoid using the "Major Occupational Groupings" (i.e. 11-000, 13-000, 15-000, etc.) which are more general in nature. Instead, use specific occupation codes (i.e. 11-1021, 13-1081, 15-2041 etc) for each created and retained job. To fill out information on occupation and occupation code, use data available through Occupation Employment Statistics for Fort Wayne

[http://www.bls.gov/oes/current/oes\\_23060.htm](http://www.bls.gov/oes/current/oes_23060.htm)

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
Production/Mfg		105	\$ 5,463,945

**Retained Full-Time Employment**

Occupation	Occupation Code	Number of Jobs	Total Payroll
Production/Mfg		105	\$ 5,463,945

**Additional Full-Time Employment**

Occupation	Occupation Code	Number of Jobs	Total Payroll
Production/Mfg		23	\$ 1,196,864

<b>PUBLIC BENEFIT INFORMATION</b>
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**Current Part-Time or Temporary Jobs**

Occupation	Occupation Code	Number of Jobs	Total Payroll
Production/Mfg		2	\$ 34,077

**Retained Part-Time or Temporary Jobs**

Occupation	Occupation Code	Number of Jobs	Total Payroll
Production/Mfg		2	\$ 34,077

**Additional Part-Time or Temporary Jobs**

Occupation	Occupation Code	Number of Jobs	Total Payroll
Production/Mfg		0	\$ 0

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

- |   |  |  |
|---|--|--|
| <input checked="" 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:

Vision Insurance, Paid Holidays & Vacation, Wellness Program, Employee Assistance Program, Dependent Education Assistance

When will you reach the levels of employment shown above? (month/year): 01/2022

## 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

**Troy A. LINDER**  
\_\_\_\_\_  
Printed Name and Title of Applicant

**8-31-17**  
\_\_\_\_\_  
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

AUG 31 2017  
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: Labeca, LLC; Name of contact person: Troy Linder
Address of taxpayer: P.O. Box 9040, Fort Wayne, IN 46899; Telephone number: (260) 747-4154
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT
Name of designating body: Fort Wayne Common Council; Resolution number (s):
Location of property: Various, See attached; County: Allen; DLGF taxing district number: Pleasant/Wayne
Description of manufacturing equipment: Various equipment for manufacturing purposes
ESTIMATED START DATE: 01/02/2017; COMPLETION DATE: 01/01/2022
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT
Current number: 107; Salaries: 5,498,022; Number retained: 107; Salaries: 5,498,022; Number additional: 23; Salaries: 1,196,864
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
Current values, Plus estimated values of proposed project (6,600,000), 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: Troy A. Linder; Date signed (month, day, year): 8/31/17
Printed name of authorized representative: TROY A. LINDER; Title: CFO

**FOR USE OF THE DESIGNATING BODY**

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

A. The designated area has been limited to a period of time not to exceed        calendar years \* (see below). The date this designation expires is December 31, 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 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.)

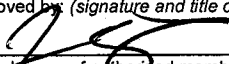

G. Other limitations or conditions (specify) \_\_\_\_\_

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 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 checked="" 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 <u>(260) 427-1221</u>	Date signed (month, day, year) <u>10/24/17</u>
Printed name of authorized member of designating body <u>JASON ARR</u>	Name of designating body <u>CITY COUNCIL</u>	
Attested by: (signature and title of attester) 	Printed name of attester <u>LISA PETREITA HARRIS</u>	

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

**IC 6-1.1-12.1-17**

**Abatement schedules**

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

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

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

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

**Labeca, LLC**

**2017 Personal Property Tax Abatement Application**

**1. Explanation of total improvements**

Company has experienced much growth in the past and projects continued growth in near and long-term future. The Company requests a consolidated personal property tax abatement for this continued growth and expansion for all facilities located within the city of Fort Wayne. To accommodate and facilitate growth, the Company will be placing owned equipment at a related entity's facilities located within Pleasant Township. Also as part of this project, the Company may be moving equipment between various facilities. This combined abatement eases the administrative requirements for both the company and assessors.

**2. Address of property to be designated & identification numbers:**

<b>Facility</b>	<b>Address</b>	<b>Parcel Number</b>	<b>Tax ID Number</b>	<b>Property Class</b>	<b>Township</b>
<b>ABA</b>	9609 Ardmore Ave.	02-17-05-427-002.000-080	71-2521-0002	340-Light Manufacturing	Pleasant
<b>ABB &amp; ABC</b>	9733 Ardmore Ave.	02-17-05-427-003.000-080	71-2521-0004	330-Industrial Medium Manufacturing	Pleasant
<b>ABD</b>	9733 Ardmore Ave.	02-17-04-300-001.001-080	71-004-0012	350-Commercial Warehouse	Pleasant
<b>ABE/F/N. Lot</b>	9503 Ardmore Ave.	02-17-05-427-001.000-080	71-2521-0001	350-Commercial Warehouse	Pleasant
<b>ABG</b>	9823 Ardmore Ave	02-17-05-427-004.000-080	71-2521-0007	350-Commercial Warehouse	Pleasant
<b>House</b>	9735 Ardmore Ave.				Pleasant
<b>House</b>	9413 Ardmore Ave.	02-17-05-277-006.000-080	71-0005-002		Pleasant
<b>Aquaponics</b>	9821 Ardmore Ave.				Pleasant
<b>Nighthawk Manufacturing</b>	4010 Piper Dr.	71-17-05-476-004.000-080	71-0005-0036	330-Industrial Medium	Pleasant
<b>ABH</b>	4202 Piper Dr.	02-17-05-476-002.000-080	71-0005-0029	340-Light Manufacturing	Pleasant
<b>Avionics</b>	9307 Avionics Dr.	02-17-05-252-001.000-071	70-5083-0003	340-Light Manufacturing	Pleasant
<b>Ferguson</b>	3618 Ferguson Rd 10222 Airport Dr.	02-17-04-300-008.000-080	71-0004-0073	340- Light Manufacturing	Pleasant
<b>McArthur</b>	3401 McArthur Dr.	02-12-33-19-001.000-074	95-3475-0022	330-Industrial Medium Manufacturing	Wayne

9609 Ardmore Avenue

EXHIBIT A

Exhibit A

LOTS B and C, Eastburn Out Lots in the North one-half (1/2) of the East one-half (1/2) of the Northeast one quarter (1/4) of Section 5, Township 29 North, Range 12 East, Allen County, Indiana

9733 Ardmore Avenue



EXHIBIT A

EXHIBIT A

LOT D, Eastburn Out Lots in the North one-half ( $\frac{1}{2}$ ) of the East one-half ( $\frac{1}{2}$ ) of the Northeast one-quarter ( $\frac{1}{4}$ ) of Section 5, Township 29 North, Range 12 East, Allen County, Indiana

9307 AVIONICS

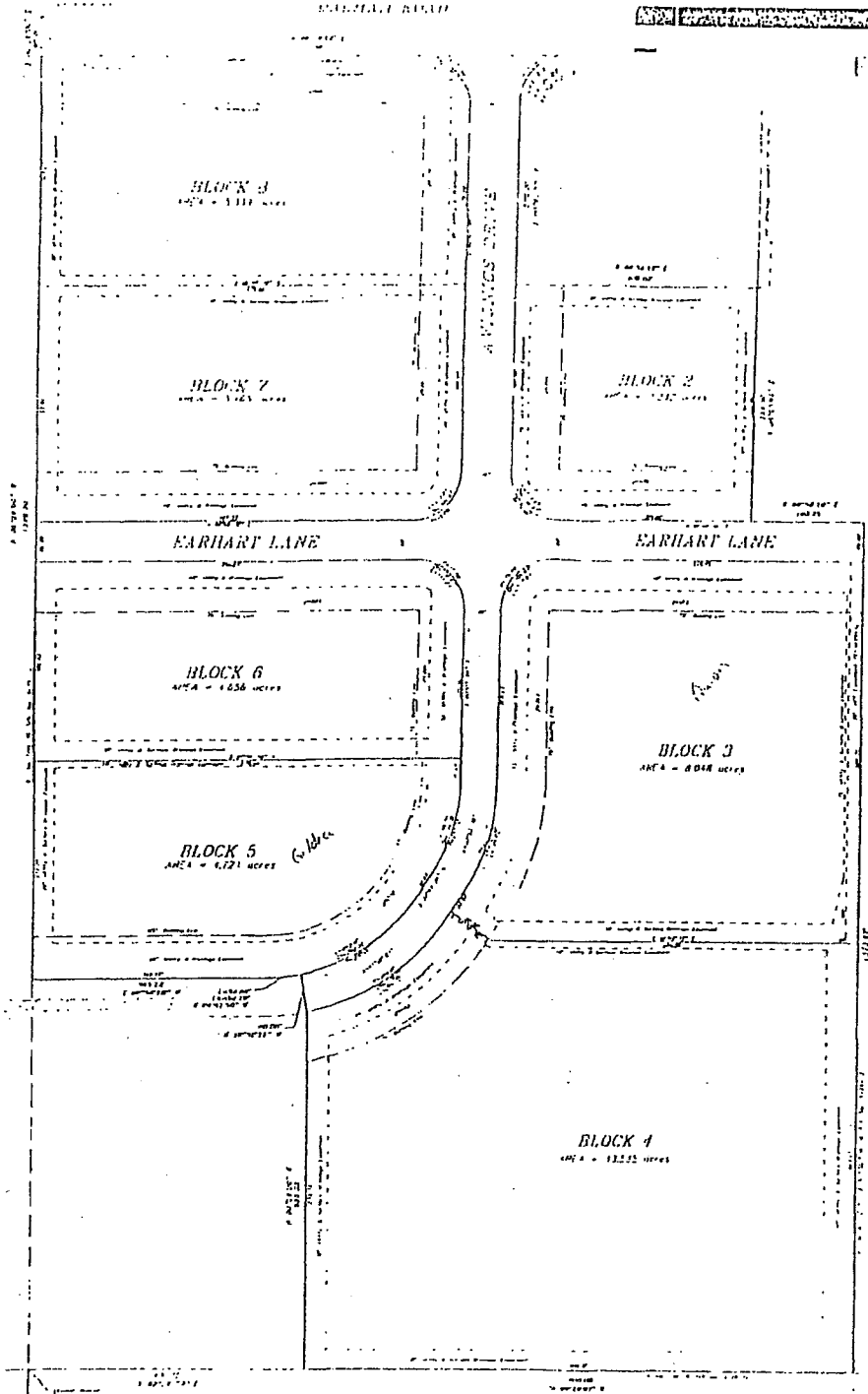


EXHIBIT A

Property is located in the County of Allen, State of Indiana, and is described as follows:

Block 3, in Baer Field Industrial Park, Section I, as recorded in Plat Cabinet C, Page 134, and Document Number 960061294.

EXHIBIT A 9307 Aronics



SCALE IN FEET  
1" = 100'  
DATE: 20 JUN 96  
REVISED: 21 OCT 96  
BY: [Signature]

APPROVALS  
[Signatures and stamps]

SECONDARY PLAT OF  
BAER FIELD INDUSTRIAL PARK, SECTION 1,  
AN ADDITION TO THE CITY OF FORT WAYNE, INDIANA

DEVELOPER:  
HHC REALTY CORPORATION  
510 WEST WASHINGTON BLVD.  
FORT WAYNE, IN 46802

ENGINEER:  
Z. K. TAZIAN ASSOCIATES, INC.  
345 WEST WAYNE STREET  
FORT WAYNE, IN 46802

As indicated on the plat, the lots in this plat are to be used for industrial purposes... [Detailed legal text regarding land use and zoning]

As indicated on the plat, the lots in this plat are to be used for industrial purposes... [Detailed legal text regarding land use and zoning]

9323 Anomor

**EXHIBIT "A"**

**PARCEL I:**

Outlot E, in Eastburn Out Lot as recorded in Plat Record 17, page 6 in the Office of the Recorder of Allen County, Indiana.

**EXCEPT:**

Part of Out-Lot "E" in Eastburn Out Lots, as recorded in Plat Record 17, page 6 in the Office of the Recorder of Allen County, Indiana, more particularly described as follows:

COMMENCING at a 5/8-inch rebar [SCO cap] found marking the Southwest corner of Out-Lot "E" in said Eastburn Out Lots; thence North 90 degrees 00 minutes 00 seconds East, (assumed bearing and is used as the basis for the bearings in this description), along the South line of said Out-Lot "E", 487.50 feet to a 5/8-inch rebar [Tazian cap] set at the Point of Beginning; thence North 90 degrees 00 minutes 00 seconds East, continuing along said South line, 380.00 feet to a set 5/8-inch rebar [Tazian cap]; thence North 00 degrees 00 minutes 00 seconds East, 316.98 feet to a 5/8-inch rebar [Tazian cap] set on the South line of an existing 16 foot wide ingress and egress easement (Document Numbers 80-010004 & 960053336); thence South 90 degrees 00 minutes 00 seconds West, along the South line of said easement, 380.00 feet to a set mag nail [Tazian disk]; thence South 00 degrees 00 minutes 00 seconds West, 316.98 feet to the POINT OF BEGINNING, containing 2.77 acres of land more or less.

**PARCEL II:**

Part of Out-Lot "E" in Eastburn Out Lots, as recorded in Plat Record 17, page 6 in the Office of the Recorder of Allen County, Indiana, more particularly described as follows:

COMMENCING at a 5/8-inch rebar found marking the Southwest corner of Out-Lot "E" in said Eastburn Out Lots; thence North 90 degrees 00 minutes 00 seconds East, (assumed bearing and is used as the basis for the bearings in this description), along the South line of said Out-Lot "E", 487.50 feet to a 5/8-inch rebar set at the Point of Beginning; thence North 90 degrees 00 minutes 00 seconds East, continuing along said South line, 380.00 feet to a set 5/8-inch rebar; thence North 00 degrees 00 minutes 00 seconds East, 316.98 feet to a 5/8-inch rebar set on the South line of an existing 16 foot wide ingress and egress easement (Document Numbers 80-010004 & 960053336); thence South 90 degrees 00 minutes 00 seconds West, along the South line of said easement, 380.00 feet to a set mag nail; thence South 00 degrees 00 minutes 00 seconds West, 316.98 feet to the POINT OF BEGINNING, containing 2.77 acres of land more or less.

3401 McArthur

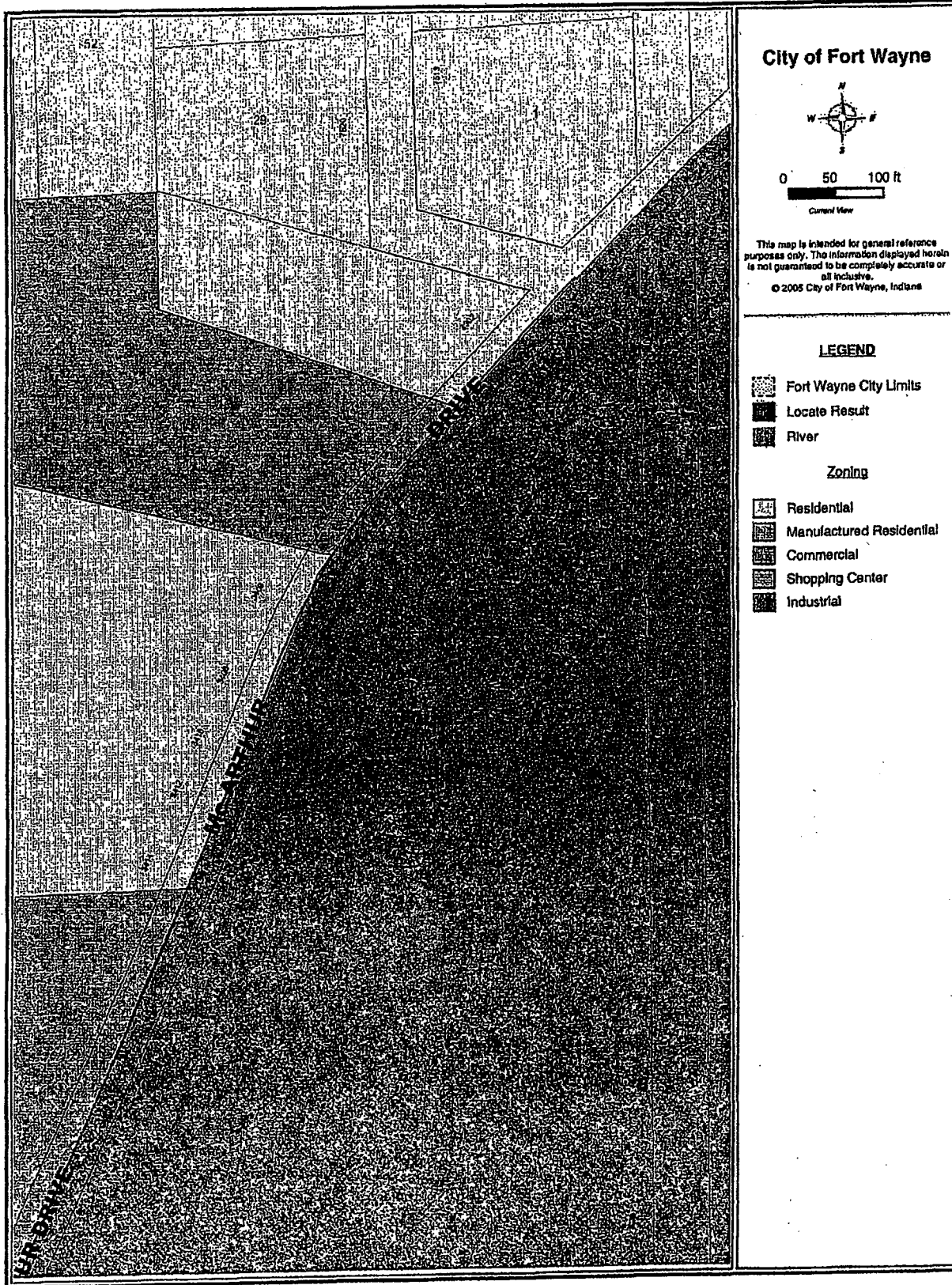
Exhibit A

The real property located in Allen County known as 3401 McArthur Drive, Ft. Wayne, Indiana 46809 and more particularly described as follows:

Part of the Northwest Quarter in Section 33, Township 30 North, Range 12 East, Allen County, Indiana, in particularly described as follows, to-wit:

Commencing at an iron pin at the intersection of the West right-of-way line of the Lake Erie and Western Railroad and the center-line of the Indianapolis Road, thence South 00 degrees 00 minutes West 834.24 feet along the West right-of-way of the Lake Erie and Western Railroad to a stone corner; thence South 88 degrees 30 minutes West 548.46 feet to an iron pin on the centerline of the Indianapolis Road to a point; thence North 22 degrees 30 minutes East 510.84 feet along the centerline of Indianapolis Road to a point; then North 41 degrees 45 minutes East 509.52 feet along the centerline of the Indianapolis Road to the place of beginning, containing 6.31 acres more or less.

See attached map



1/4 Sec. SW SEC

EXHIBIT A

3618 Ferguson



**HOFER AND DAVIS, INC.**

LAND SURVEYORS  
203 W. WAYNE ST. #316  
FORT WAYNE, IN 46802  
(219) 422-9922  
FAX (219) 424-2157

MICHAEL W. DAVIS	L.S. No. 860030	
HANS C. HOFFER	L.S. No. 900010	
WILLIAM B. DAVIS (RET.)	L.S. No. S-0053	L.S. No. 18114 (MICHIGAN)
CARL A. HOFFER (RET.)	L.S. No. 10031	P.E. No. 7122
A. K. HOFFER (1962)	L.S. No. 10504	P.E. No. 72

This document is the record of a re-survey of land and real estate situated in Allen County, Indiana, made in accordance with the plat and deed record thereof on file in the Office of the Recorder of said County and State. Furthermore, this re-survey was executed wholly under the direction of the undersigned in accordance with the standards set forth in the Indiana Administrative Code Title 86.5, Article 1.1, Chapter 12 as adopted by the State Board of Registration for Land Surveyors on August 16, 1991. The land below described exists in full dimension as herein noted in feet, and is free from encroachments by adjoining landowners, and contains entirely within its boundaries the structures of the buildings on it situated, as all below indicated in detail. Any exceptions or discrepancies are below noted.

DESCRIPTION OF PROPERTY Lot No. \_\_\_\_\_

~~3618 Ferguson~~

Haer Field (6)

Part of the West one-half of the Southwest Quarter of Section 4, Township 29 North, Range 12 East, in Allen County, Indiana, in particular described as follows to-wit:

Commence on the South line of said quarter section at a point situated 65.0 feet, South 55 degrees 20 minutes West of the Southeast corner of the West one-half of said Quarter Section; thence South 88 degrees 20 minutes West, a distance of 350.8 feet; thence Northerly by a deflection right of 89 degrees 50 minutes along the East line of 1.20 acres conveyed to Lawrence H. Lee by deed recorded in Document No. 86-39407, a distance of 433.1 feet; thence North 88 degrees 20 minutes East, and parallel to the South line of said quarter section, a distance of 353.8 feet to a point situated 65.0 feet West of the East line of the West one-half of the Southwest quarter of said Section 4; thence South and parallel to the line aforesaid, a distance of 433.1 feet to the point of beginning; containing 3.502 acres, more or less.

EXCEPTING therefrom the East 10 feet thereof, conveyed to the City of Fort Wayne for street, sidewalk, and utility purposes as taken in Instrument 72-23-418.

ALSO,

EXCEPTING a triangular portion conveyed to the City of Fort Wayne for street, sidewalk, and utilities as taken by Instrument 72-23-418 and described as follows:

Beginning at a point 75 feet West and 30 feet North of the Southeast corner of the West half of the Southwest quarter of Section 4, Township 29 North, Range 12 East; thence North, 30 feet; thence in a Southwesterly direction, 42.42 feet; thence East, 30 feet to the point of beginning;

ALSO,

EXCEPTING the North 83.8 feet.

Area	3.502	Dead
	- .778	less EX. 1, 2, 3
	2.724	Actual
	- .235	less Ferguson Road
	2.489	Net to Right-of-Way



SUBJECT TO Easements and Rights-of-Way over the South 30 feet thereof, for the North one-half of the Ferguson Road as recorded in Deed Record 502 p. 471.

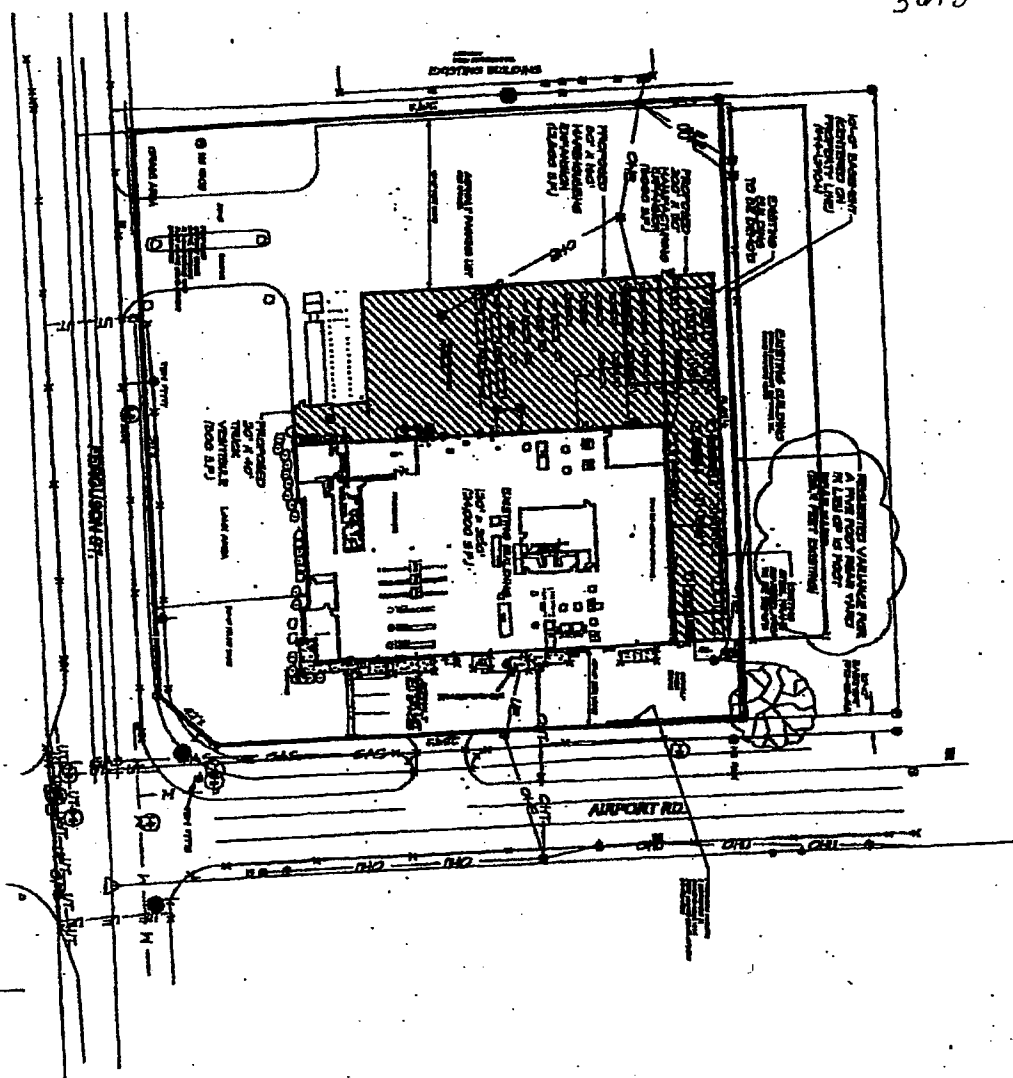
EXHIBIT "A"

Revised 12/17/93 H.C.H.

OWNER/CLIENT HOFFER / GUARDIAN JOB NO. 9311145 FIELD WORK ON: DEC. 17, 1993 FILE NO. 3618 FLD (6)  SCALE 1 inch = 100 feet	<b>FLOOD PLAIN CERTIFICATE</b> THIS PARCEL LIES IN ZONE X PER FIRM MAP PANEL 385 ALLEN CO. IN EFFECTIVE SEPT. 90. 1000 (SUBJECT TO MAP SCALE UNCERTAINTY) OUTSIDE FLOOD HAZARD	IN WITNESS WHEREOF, I place my hand and seal this 7 <sup>th</sup> day of DECEMBER 1993 
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EXHIBIT A

3019 Ferguson



PROPOSED SITE DEVELOPMENT PLAN

**LEGAL DISCRETION**

Master Group is not responsible for the accuracy of the information provided in this plan. The information is provided for informational purposes only. Master Group does not warrant the accuracy of the information provided in this plan. The information is provided for informational purposes only. Master Group does not warrant the accuracy of the information provided in this plan. The information is provided for informational purposes only. Master Group does not warrant the accuracy of the information provided in this plan.

**RECEIVED**  
 JUN 27 2001

NATURE SAVER™ FAX MEMO 01616	
To: <b>Scott Glaze</b>	Date: <b>6-27-01</b>
From: <b>KAREN</b>	Time: <b>11:00 AM</b>
Company: <b>LABECA</b>	Phone: <b>747-0398</b>
Company: <b>MASTER GROUP</b>	Phone: <b>747-0398</b>
Fax: <b>747-0398</b>	Fax: <b>747-0398</b>

<p>01.0</p>	<p><b>LABECA, LLC</b></p> <p>1000 PINECREST RD. PT. WISNE, WI 53450</p>		
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**EXHIBIT A****LEGAL DESCRIPTION**

Part of the Southeast Quarter of the Southeast Quarter in Section 5, Township 29 North, Range 12 East, in Allen County, Indiana, described as follows:

Beginning at a point on the North line of the Southeast Quarter of the Southeast Quarter of Section 5, Township 29 North, Range 12 East, in Allen County, Indiana, said point being situated 780.0 feet North 89 degr. 13 min. East from the Northwest corner of the said Southeast Quarter of the Southeast Quarter of Section 5, Township 29 North, Range 12 East, in Allen County, Indiana; thence North 89 degr. 13 min. East 250.0 feet along the said North line of the Southeast Quarter of the Southeast Quarter of Section 5, Township 29 North, Range 12 East; thence South 1 degr. 41 min. East 648.2 feet to the centerline of "C" Street in the said Southeast Quarter of the Southeast Quarter of Section 5, Township 29 North, Range 12 East; thence South 88 degr. 11 min. West 250.0 feet along the said centerline of "C" Street; thence North 1 degr. 41 min. West 652.7 feet on a line parallel to the West line of the said Southeast Quarter of the Southeast Quarter of Section 5, Township 29 North, Range 12 East to the place of beginning, containing 3.733 acres of land, subject to an easement over the South 25.0 feet thereof for the North half of the aforementioned "C" Street and also subject to easements for the installation and maintenance of all public or quasi public utilities and services as shown on the plat herewith, said easements being 14.0 feet in width, extending 7.0 feet on either side of the aforementioned utilities and services, and also subject to all building and setback restrictions, all of the above easements and restrictions to be as established and designated by the Board of Aviation Commissioners of the City of Fort Wayne, Indiana.

9413 Ardmore  
Avenue

## WARRANTY DEED

*THIS INDENTURE WITNESSETH*, that **ROBERT E. MASON**, an adult being over the age of eighteen (18) years ("Grantor"), of Allen County, in the State of Indiana, *CONVEYS AND WARRANTS* to **QUOIN ENTERPRISES LLC**, an Indiana limited liability company ("Grantee"), in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Allen County, in the State of Indiana:

Parcel I:

*A part of the Northeast Quarter of Section 5, Township 29 North, Range 12 East of the Second Principal Meridian (Pleasant Township, Allen County, Indiana), described as follows, to-wit:*

*Commencing at a stone located at the Southeast corner of the Northeast Quarter of said Section; thence North along the East line of the Northeast Quarter of said Section 5, a distance of 225.4 feet for the point of beginning; thence West a distance of 509.0 feet to the East right-of-way line of State Highway No. 3; thence North 35 degrees 30 minutes East along said Highway line, a distance of 104.4 feet; thence East a distance of 448.4 feet to the East line of Northeast Quarter of said Section 5; thence South along the last described line a distance of 85.0 feet to the point of beginning, the area described herein being 93 hundredths of an acre.*

Parcel II:

*A part of the Northeast Quarter of Section 5, Township 29 North, Range 12 East of the Second Principal Meridian (Pleasant Township, Allen County, Indiana), described as follows, to-wit:*

*Commencing at a stone located at the Southeast corner of the Northeast Quarter of said Section 5; thence North along the East line of the Northeast Quarter of said Section 5, a distance of 167.9 feet for the point of beginning; thence West, a distance of 544.1 feet to the East right-of-way line of Indiana State Highway No. 3; thence North 35 degrees 30 minutes East, along said highway line, a distance of 70.6 feet; thence East a distance of 509 feet to the East line of the Northeast Quarter of said Section 5, Township and Range aforesaid; thence South along the last described line, a distance of 57.5 feet to the point of beginning, the area described herein being 69/100 acres.*

*Commonly known as: 9413 Ardmore Avenue, Fort Wayne, IN 46809.*

*Parcel No. 02-17-05-277-006.000-080.*

*Subject to all current real estate taxes and assessments and all subsequent taxes and assessments.*

H202 Piper  
Drive

**EXHIBIT A**  
**(Legal Description of Leased Premises)**

A tract of land lying within the confines of Baer Field, being a part of the Southeast Quarter of the Southeast Quarter of Section 5, Township 29 North, Range 12 East in Allen County, Indiana in particularly described, as follows, to-wit:

Commencing at a point on the north line of the Southeast Quarter of the Southeast Quarter of said Section 5 which is 80 feet east of the northwest corner of the said Southeast Quarter of the Southeast Quarter of Section 5; thence running east on the north line thereof 400 feet; thence south and parallel to the west line of said Southeast Quarter of the Southeast Quarter of Section 5 a distance of 656.2 feet to the center line of "C" Street, as designated in the plan of Baer Field; thence west on the Center line of said "C" Street 400 feet; thence north and parallel to the west line of the Southeast Quarter of the Southeast Quarter of Section 5 to the place of beginning, containing approximately 6 acres of land.

EXCEPT: That part given to the County of Allen as set out in Warranty Deed recorded August 7, 1981 as Instrument Number 81-16285 being described as follows:

Part of the Southeast Quarter of the Southeast Quarter of Section 5, Township 29 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

Commencing at a point on the North line of the Southeast Quarter of the Southeast Quarter of said Section 5, said point being 480.0 feet East of the Northwest corner of the said Southeast Quarter of the Southeast Quarter of Section 5; thence South and parallel to said West line a distance of 631.20 feet to the point of beginning; thence continuing South, parallel to and 480.0 feet East of said West line a distance of 25.0 feet to the centerline of Piper Drive formerly "C" Street; thence West, on and along said centerline of Piper Drive a distance of 400.0 feet; thence North, parallel to and 80.0 feet East of said west line, a distance of 25.0 feet; thence East, parallel to and 25.0 feet North of said centerline of Piper Drive, a distance of 400.0 feet to the point of beginning, containing 0.23 acres of land, more or less.

**EXHIBIT A**  
**(Legal Description of Leased Premises)**

Lot A Eastburn Outlots in the North one-half (1/2) of the East one-half (1/2) of the Southeast Quarter (1/4) of Section 5, Township 29 North, Range 12 East, Allen County, Indiana, according to the plat thereof, recorded in Plat Record 17, page 6, in the Office of the Recorder of Allen County, Indiana.

**Parcel I:**

That part of the Northeast Quarter of Section 5, in Township 29 North, Range 12 East, described as follows, to-wit:

Commencing at a stone located at the Southeast corner of the Northeast Quarter of said Section 5; thence North along the East line of the Northeast Quarter of Section 5 a distance of 167.9 feet; thence West a distance of 544.1 feet to the East right-of-way line of Indiana State Highway No. 3; thence South 35 degrees 30 minutes West, along said highway line, a distance of 129.1 feet to a point located 59.2 feet along said highway line from the East and West half section line of said Section 5; thence Southeasterly a distance of 153 feet to a point located 17 feet North of said East and West half section line and 467.4 feet West of said East line of said Northeast Quarter of Section 5; thence South a distance of 17 feet to said East and West half section line; thence East along said East and West half section line a distance of 467.4 feet to the place of beginning.

**Parcel II:**

Part of the Southeast Quarter of the Northeast Quarter of Section 5, in Township 29 North, Range 12 East, more particularly described as follows, to-wit:

Beginning at the intersection of the East and West Half Section line of said Section with the centerline of Indiana Highway Number 3 as now established; thence East on the said Half Section line, 229 feet; thence North 17 feet; thence Northwesterly 194 feet to a point which is in the centerline of said Highway and also is 75 feet Northeasterly from the point of beginning; thence Southwesterly on the centerline of said Highway 75 feet to the place of beginning.

# MEMORANDUM



**To:** City Council  
**FROM:** Carman Young, Economic Development Specialist  
**DATE:** October 19, 2017  
**RE:** Request for designation by Labeca, LLC/Quoin Enterprises, LLC as an ERA for personal property improvements.

## BACKGROUND

PROJECT ADDRESS:	<b>Multiple addresses- Ardmore Avenue, Piper Drive, Avionics Drive, Ferguson Road, McArthur Drive</b>	PROJECT LOCATED WITHIN:	N/A
PROJECT COST:	<b>\$6,600,000</b>	COUNCILMANIC DISTRICT:	4

COMPANY PRODUCT OR SERVICE:	<b>Various stainless steel and titanium based alloys custom manufactured to customer specifications.</b>
PROJECT DESCRIPTION:	<b>New personal property manufacturing equipment will be purchased and installed.</b>

CREATED		RETAINED	
JOB'S CREATED (FULL-TIME):	23	JOB'S RETAINED (FULL-TIME):	105
JOB'S CREATED (PART-TIME):	0	JOB'S RETAINED (PART-TIME):	2
TOTAL NEW PAYROLL:	\$1,196,864	TOTAL RETAINED PAYROLL:	\$5,498,022
AVERAGE SALARY (FULL-TIME NEW):	\$52,037	AVERAGE SALARY (FULL-TIME RETAINED):	\$ 51,803

## 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: 105 full-time and two part-time positions will be retained. 23 full-time positions will be created.**

Yes  No  N/A

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

**POLICY**

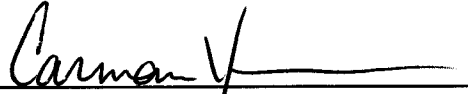
Per the policy of the City of Fort Wayne, the following guidelines apply to this project:

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

Under Fort Wayne Common Council's tax abatement policies and procedures, Labeca, LLC/Quoin Enterprises, LLC is eligible for a ten 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:

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

**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

**Labeca, LLC/Quoin Enterprises, LLC 10 year phase-in**

**PERSONAL PROPERTY TAX ABATEMENT - 10 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	\$6,600,000	40%	\$2,640,000	\$2,640,000	100%	0%	\$2,640,000	\$0	0.034370	\$0	\$90,737	
2	\$6,600,000	56%	\$3,696,000	\$3,696,000	90%	10%	\$3,326,400	\$369,600	0.034370	\$12,703	\$114,328	
3	\$6,600,000	42%	\$2,772,000	\$2,772,000	80%	20%	\$2,217,600	\$554,400	0.034370	\$19,055	\$76,219	
4	\$6,600,000	32%	\$2,112,000	\$2,112,000	70%	30%	\$1,478,400	\$633,600	0.034370	\$21,777	\$50,813	
5	\$6,600,000	30%	\$1,980,000	\$1,980,000	60%	40%	\$1,188,000	\$792,000	0.034370	\$27,221	\$40,832	
6	\$6,600,000	30%	\$1,980,000	\$1,980,000	50%	50%	\$990,000	\$990,000	0.034370	\$34,026	\$34,026	
7	\$6,600,000	30%	\$1,980,000	\$1,980,000	40%	60%	\$792,000	\$1,188,000	0.034370	\$40,832	\$27,221	
8	\$6,600,000	30%	\$1,980,000	\$1,980,000	30%	70%	\$594,000	\$1,386,000	0.034370	\$47,637	\$20,416	
9	\$6,600,000	30%	\$1,980,000	\$1,980,000	20%	80%	\$396,000	\$1,584,000	0.034370	\$54,442	\$13,611	
10	\$6,600,000	30%	\$1,980,000	\$1,980,000	10%	90%	\$198,000	\$1,782,000	0.034370	\$61,247	\$6,805	
11	\$6,600,000	30%	\$1,980,000	\$1,980,000	0%	100%	\$0	\$1,980,000	0.034370	\$68,053	\$0	
									TOTAL TAX SAVED	( 10 yr deduction)	<b>\$475,007</b>	
									TOTAL TAX PAID	( 10 yr deduction)	<b>\$386,992</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

Labeca, LLC/Quoin Enterprises, LLC

		Points Possible	Points Awarded
<b>INVESTMENT (30 points possible)</b>			
<b>Total new investment in equipment</b>			
Over \$5,000,000	\$6,600,000	10	10
\$1,000,000 to \$4,999,999		8	
\$500,000 to \$999,999		6	
\$0 to \$499,999		4	
<b>Investment per employee (both jobs created and retained)</b>			
\$35,000 or more	\$50,76	10	10
\$18,500 to \$34,999		8	
\$6,250 to \$18,499		6	
\$1,250 to \$6,249		4	
less than \$1,249		2	
<b>Estimated local income taxes generated from jobs retained</b>			
\$80,000 or more		5	
\$30,000 to \$79,999	\$74,223	4	4
\$10,000 to \$29,999		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	\$16,16	4	4
\$5,000 to \$9,999		3	
\$3,000 to \$4,999		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	1.97	5	5
<b>Estimated Percent of Business done outside Allen County</b>			
Greater than 75%		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	8
50 to 99		6	
25 to 49		4	
10 to 24		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	4
1 to 9		2	
<b>WAGES (20 points possible)</b>			
<b>Median salary of the jobs created and/or retained</b>			
Over \$47,999		20	20
\$43,000 to \$47,999		16	
\$38,000 to \$42,999		12	
\$33,000 to 37,999		8	
\$28,000 to \$32,999		4	
under \$28,000		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 75**

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%	

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Labeca, LLC/Quoin Enterprises, LLC is requesting the designation of an Economic Revitalization Area for eligible personal property improvements in the amount of \$6,600,000. Labeca, LLC/Quoin Enterprises, LLC will purchase and install new personal property manufacturing equipment.**

EFFECT OF PASSAGE: **Investment of \$6,600,000 and the creation of 23 full-time jobs and the retention of 105 full-time and 2 part-time jobs.**

EFFECT OF NON-PASSAGE: **Potential loss of investment and the creation of 23 full-time jobs and the retention of 105 full-time and 2 part-time jobs.**

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

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

**BILL NO. R-17-10-25**

**REPORT OF COMMITTEE ON FINANCE**

**October 24, 2017**

**Jason Arp Chair**

**Geoff Paddock Co-Chair**

**All Council Members**

A Declaratory Resolution designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for properties commonly known as 9609 Ardmore Avenue, 9733 Ardmore Avenue, 9503 Ardmore Avenue, 9823 Ardmore Avenue, 9735 Ardmore Avenue, 9413 Ardmore Avenue, 9821 Ardmore Avenue, 4010 Piper Drive, 4202 Piper Drive, 9307 Avionics Drive, 3618 Ferguson Road, 3401 McArthur Drive, Fort Wayne, Indiana 46809


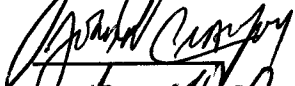





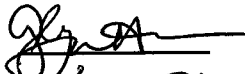

**COMMITTEE ON FINANCE HAVE HAD SAID Ordinance under consideration and beg leave to report back to the Common Council that said Ordinance**

DO PASS

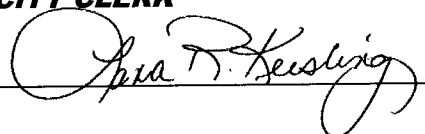
DO NOT PASS

ABSTAIN

NO REC

	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
_____		_____	_____
_____	_____	_____	_____
	_____	_____	_____
	_____	_____	_____

**LANA R. KEESLING  
CITY CLERK**



Public Hearing Date: N/A

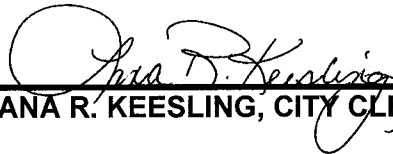
Read the first time in full and on motion by Councilman Arp.

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

Read the third time in full and on motion by Councilman Arp, 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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: October 24, 2017

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

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

Resolution No. R-17-10-25 on the 24th day of October, 2017

ATTEST:

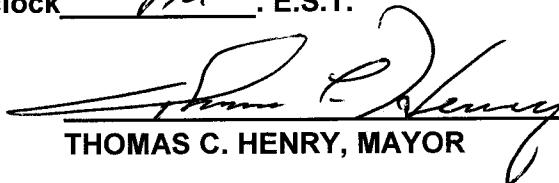
  
 \_\_\_\_\_  
 LANA R. KEESLING  
 CITY CLERK

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

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 25th of October 2017, at the hour of 11:30 o'clock A.M. E.S.T.

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

Approved and signed by me this 25<sup>th</sup> day of OCTOBER 2017, at the hour of 2:00 o'clock PM E.S.T.

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