

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 4640 Hillegas Road, Fort Wayne, Indiana 46818 (VOSS Automotive, Inc.)

WHEREAS, Petitioner has duly filed its petition dated July 18, 2018 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 seven full-time permanent jobs for a total additional payroll of \$326,300 with an average annual job salary being \$46,614 and retain 80 full-time permanent jobs for a current annual payroll of \$6,336,422, with the average current annual job salary being \$52,205; and

WHEREAS, the total estimated project cost is \$2,250,000; 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";
- (c) Common Council shall publish notice in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption and substance of this resolution and setting this designation as an "Economic Revitalization Area" for public hearing.

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SECTION 3. That, said designation of the hereinabove described property as an “Economic Revitalization Area” shall apply to both a deduction of the assessed value of real estate improvements made between August 1, 2018 and March 31, 2019 and personal property for new research and development equipment improvements to be made between October 1, 2018 and March 31, 2020.

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

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

- (a) If the proposed development does not occur, the approximate current year tax rates for this site would be \$3.4092/\$100.
- (b) If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be \$3. 4092/\$100 (the change would be negligible).
- (c) If the proposed development occurs and a deduction percentage of fifty percent (50%) is assumed, the approximate current year tax rate for the site would be \$3. 4092/\$100 (the change would be negligible).
- (d) If the proposed new manufacturing, research and development and information technology is not installed, the approximate current year tax rates for this site would be \$3. 4092/\$100.
- (e) If the proposed new manufacturing, research and development and information technology is installed and no deduction is granted, the approximate current year tax rate for the site would be \$3. 4092/\$100 (the change would be negligible).
- (f) If the proposed new manufacturing, research and development and information technology equipment is installed and a deduction percentage of eighty percent (80%) is assumed, the approximate current year tax rate for the site would be \$3. 4092/\$100 (the change would be negligible).

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

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

1 the deduction from the assessed value of the new research and development equipment
2 shall be for a period of ten years.

3 **SECTION 8.** The deduction schedule from the assessed value of the real
4 property pursuant to I.C. 6-1.1-12.1-17 shall look like this:

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%

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15 **SECTION 9.** The deduction schedule from the assessed value of new research
16 and development equipment pursuant to I.C. 6-1.1-12.1-17 shall look like this:

Year of Deduction	Percentage
1	100%
2	90%
3	80%
4	70%
5	60%
6	50%
7	40%
8	30%
9	20%
10	10%
11	0%

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

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

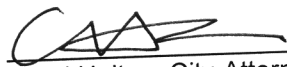
SECTION 13. That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that has received a deduction under section 3 or 4.5 of this chapter may be required to repay the deduction amount as determined by the county auditor in accordance with section 12 of said chapter if the property owner ceases operations at the facility for which the deduction was granted and if the Common Council finds that the property owner obtained the deduction by intentionally providing false information concerning the property owner's plans to continue operation at the facility.

SECTION 14. That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.



Member of Council

APPROVED AS TO FORM AND LEGALITY



Carol Helton, City Attorney



JUL 18 2018 *CRY*

**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: \$ 1,500,000
 Total cost of manufacturing equipment improvements: _____
 Total cost of research and development equipment improvements: \$ 750,000
 Total cost of logistical distribution equipment improvements: _____
 Total cost of information technology equipment improvements: _____
TOTAL OF ABOVE IMPROVEMENTS: \$ 2,250,000

GENERAL INFORMATION

Real property taxpayer's name: VOSS Automotive, Inc.
 Personal property taxpayer's name: VOSS Automotive, Inc.
 Telephone number: 260-373-2277
 Address listed on tax bill: 4640 Hillegas Road, Fort Wayne IN 46818
 Name of company to be designated, if applicable: _____
 Year company was established: 1997
 Address of property to be designated: 4640 Hillegas Road, Fort Wayne IN 46818
 Real estate property identification number: 02-07-21-351-001.000-073
 Contact person name: Christopher Adams
 Contact person telephone number: (260) 969-4432 Contact person Email: christopher.adams@voss.net
 Contact person address: 4640 Hillegas Road, Fort Wayne IN 46818

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Eduardo Vultorius	CEO	4640 HILLEGAS ROAD, Fort Wayne, IN 468	(260) 373-2277

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

NAME	PERCENTAGE
VOSS Automotive GmbH, Germany	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? > 90%

What is the company's primary North American Industrial Classification Code (NAICs)? 423100

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

VOSS Automotive, Inc. is a designer and manufacturer of connectors and lines for gaseous and liquid applications in the medium and heavy duty OEM truck business.

Dollar amount of annual sales for the last three years:

Year	Annual Sales
2017	\$ 81,596,424.00
2016	\$ 56,537,488
2015	\$ 72,401,668

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

Customer Name	City/State	Annual Gross Sales
DTNA	Portland, OR	\$ 23,024,422
PACCAR	Bellevue, WA	\$ 14,053,711
NAVISTAR	Lisle, IL	\$ 11,794,635

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

Supplier Name	City/State	Annual Gross Purchases
Voss Automotive GmbH	Wipperfurth, Germany	\$ 9,000,000
ContiTech Fluid Automotive CZ	Czech Republic	\$ 3,000,000
Voss Automotive Ltda	Diadema, Brazil	\$ 2,500,000

List the company's top three competitors:

Competitor Name	City/State
ContiTech	Hannover, Germany
Eaton Corporation	Dublin, Ireland
Parker	Cleveland, OH

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

Due to market growth, the company needs to expand the existing facility to accommodate increased inventory. Additionally, the company is investing in a prototype test lab that will enable the company to respond more quickly to market demands for new and improved automotive supply products.

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 property for which we are requesting designation lies within an area for which a significant lack of development and cessation of growth has occurred due, in part, to a lack of property to develop. The property also lies within an area of which certain parts have deteriorated due to lack of investment and of which certain parts are significantly lacking in character of occupancy. The property we are developing/constructing upon would serve to further cement the long-term security of several existing highly compensated jobs as well as create a minimum of 7 additional highly compensated and long-term jobs in the area.

REAL PROPERTY INFORMATION

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

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

Headquarters building for Voss Automotive, Inc. consisting primarily of office space.

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

Existing building was constructed in 2013 and has been well maintained by the taxpayer.

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

New warehouse space and prototype lab to be added to existing facility.

Projected construction start (month/year): 08/2018

Projected construction completion (month/year): 03/2019

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)

Prototype lab equipment

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

Yes No Will the equipment be leased?

Date first piece of equipment will be purchased (month/year): 10/2018

Date last piece of equipment will be installed (month/year): 03/2020

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

The property will be "R&D" equipment for both GAAP and income tax purposes. For property tax purposes, the equipment will be designated in Pool #2 for assets with life of 5-8 years. Following is the book depreciation schedule for projected equipment purchases:

Year	Gross Value	Depreciation	Accum Depreciation	Net Book Value
2018	200,000	-	-	200,000
2019	500,000	50,000	50,000	650,000
2020	750,000	89,286	139,286	610,714
2021	750,000	107,143	246,429	503,571
2022	750,000	107,143	353,571	396,429
2023	750,000	107,143	460,714	289,286
2024	750,000	107,143	567,857	182,143

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

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

**See Attached
Public Benefit
Employment
Information**

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll

Public Benefit Information Application

Employment Information for Facility to be Designated

Information For: Voss Automotive, Inc. 4640 Hillegas Road, Ft. Wayne, IN 46818

Current Full-Time Employment:

Occupation	Occupation Code	Number of Jobs	Total Payroll
Sales Manager	11-2022	6	753,661
Controller	11-3031	1	████████
Quality Managers	11-3051	1	████████
Logistics Manager	11-3071	1	████████
HR Manager	11-3121	1	████████
HR Generalist	13-1141	1	████████
Project Leader	11-9041	5	456,681
CEO	11-1011	1	████████
Supply Chain Mgr	13-1081	2	204,558
Accounting	13-2011	1	████████
IT	15-1244	2	147,397
Industrial Engineer	17-2112	6	506,250
Design Engineer	17-2199	20	1,596,308
Engineering Technical	17-3026	15	936,701
Inside Sales	41-4011	6	353,610
Accounting Clerk	43-3031	2	86,994
Customer Service	43-4051	3	149,957
Receiving Clerk	43-5071	5	198,297
Executive Asst	43-6011	1	████████
TOTAL		80	6,336,422

Retained Full-Time Employment:

Occupation	Occupation Code	Number of Jobs	Total Payroll
Sales Manager	11-2022	6	753,661
Controller	11-3031	1	████████
Quality Managers	11-3051	1	████████
Logistics Manager	11-3071	1	████████
HR Manager	11-3121	1	████████
HR Generalist	13-1141	1	████████
Project Leader	11-9041	5	456,681
CEO	11-1011	1	████████
Supply Chain Mgr	13-1081	2	204,558
Accounting	13-2011	1	████████
IT	15-1244	2	147,397
Industrial Engineer	17-2112	6	506,250
Design Engineer	17-2199	20	1,596,308
Engineering Technical	17-3026	15	936,701
Inside Sales	41-4011	6	353,610
Accounting Clerk	43-3031	2	86,994
Customer Service	43-4051	3	149,957
Receiving Clerk	43-5071	5	198,297
Executive Asst	43-6011	1	████████
TOTAL		80	6,336,422

Additional Full-Time Employment:

Occupation	Occupation Code	Number of Jobs	Total Payroll
Quality Inspector	51-9061	1	████████
Warehouse worker	43-5071	1	████████
Prototype worker	17-3023	2	70,720
Engineering Technical	17-2112	3	187,340
TOTAL		7	326,300

**Taxpayer does not have any additional or retained part-time or temporary jobs*

PUBLIC BENEFIT INFORMATION

Current Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll

Retained Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll

Additional Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll

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

- | | | |
|---|--|--|
| <input type="checkbox"/> Pension Plan | <input 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:

Employer funded HSA accounts for each employee

When will you reach the levels of employment shown above? (month/year): 12/2019

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

E. VULTORIUS CEO

 Printed Name and Title of Applicant

07-17-18

 Date



**STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

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

CITY OF FT WAYNE

JUL 18 2018

20__ PAY 20__

FORM SB-1 / Real Property

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.

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
- Residentially distressed area (IC 6-1.1-12.1-4.1)

COMMUNITY DEVL.

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** the redevelopment or rehabilitation of real property 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 initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
3. To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.
4. A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
5. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

SECTION 1 TAXPAYER INFORMATION						
Name of taxpayer VOSS Automotive, Inc.						
Address of taxpayer (number and street, city, state, and ZIP code) 4640 Hillegas Road, Ft. Wayne IN 46818						
Name of contact person Christopher Adams			Telephone number (260) 969-4432		E-mail address christopher.adams@voss.net	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT						
Name of designating body Fort Wayne City Council					Resolution number	
Location of property 4700 Block of Hillegas Road			County Allen		DLGF taxing district number 02073	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Additional 35,000 sq ft of warehouse space					Estimated start date (month, day, year) 08/01/2018	
					Estimated completion date (month, day, year) 03/01/2019	
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT						
Current number 80.00	Salaries \$6,336,422.00	Number retained 80.00	Salaries \$6,336,422.00	Number additional 7.00	Salaries \$326,300.00	
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT						
			REAL ESTATE IMPROVEMENTS			
			COST		ASSESSED VALUE	
			Current values		6,500,000.00	4,712,000.00
			Plus estimated values of proposed project		1,500,000.00	1,500,000.00
			Less values of any property being replaced		0.00	0.00
Net estimated values upon completion of project		8,000,000.00	6,212,000.00			
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER						
Estimated solid waste converted (pounds) 0.00			Estimated hazardous waste converted (pounds) 0.00			
Other benefits						
SECTION 6 TAXPAYER CERTIFICATION						
I hereby certify that the representations in this statement are true.						
Signature of authorized representative 				Date signed (month, day, year) 07-17-18		
Printed name of authorized representative E. VULTORIUS			Title CEO			

FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed _____ calendar years* (see below). The date this designation expires is December 31, 2021.
- B. The type of deduction that is allowed in the designated area is limited to:
 1. Redevelopment or rehabilitation of real estate improvements Yes No
 2. Residentially distressed areas Yes No
- C. The amount of the deduction applicable is limited to \$ unlimited.
- D. Other limitations or conditions (specify) N/A
- E. Number of years allowed: Year 1 Year 2 Year 3 Year 4 Year 5 (* see below)
 Year 6 Year 7 Year 8 Year 9 Year 10
- F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?
 Yes No
 If yes, attach a copy of the abatement schedule to this form.
 If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

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

Approved (signature and title of authorized member of designating body) <i>John N. Crawford</i>	Telephone number <u>(260) 427-1221</u>	Date signed (month, day, year) <u>08/14/18</u>
Printed name of authorized member of designating body <u>JOHN CRAWFORD</u>	Name of designating body <u>CITY COUNCIL</u>	
Attested by (signature and title of attester) <i>[Signature]</i>	Printed name of attester <u>LISA PETRETTA-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.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

IC 6-1.1-12.1-17

Abatement schedules

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

- (1) The total amount of the taxpayer's investment in real and personal property.
 - (2) The number of new full-time equivalent jobs created.
 - (3) The average wage of the new employees compared to the state minimum wage.
 - (4) The infrastructure requirements for the taxpayer's investment.
- (b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.
- (c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.



**STATEMENT OF BENEFITS
PERSONAL PROPERTY**

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

CITY OF FT WAYNE
CRJ
JUL 18 2018

FORM SB-1 / PP

PRIVACY NOTICE

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

INSTRUCTIONS

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the installation of qualifying abatable equipment for which the person desires to claim a deduction.
- To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated or with the county assessor if there is no township assessor for the township. The 103-ERA must be filed between January 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between January 1 and the extended due date of that year.
- Property owners whose Statement of Benefits was approved, must submit Form CF-1/PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
- For a Form SB-1/PP that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/PP that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. (IC 6-1.1-12.1-17)

SECTION 1 TAXPAYER INFORMATION

Name of taxpayer VOSS Automotive, Inc.	Name of contact person Christopher Adams
Address of taxpayer (number and street, city, state, and ZIP code) 4640 Hillegas Road, Fort Wayne, IN 46825	Telephone number (260) 969-4432

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body Fort Wayne City Council	Resolution number (s)	
Location of property 4700 Block of Hillegas Road	County Allen	
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.) Prototype Lab Equipment	DLGF taxing district number 02073	
	ESTIMATED	
	START DATE	COMPLETION DATE
	Manufacturing Equipment	
	R & D Equipment	10/01/2018 03/31/2020
Logist Dist Equipment		
IT Equipment		

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

Current number 80	Salaries 6336422	Number retained 80	Salaries 6336422	Number additional 7	Salaries 326300
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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	2,100,000	205,000	380,000	0			177,098	0
Plus estimated values of proposed project			750,000	750,000				
Less values of any property being replaced								
Net estimated values upon completion of project	2,100,000	205,000	1,030,000	750,000			177,098	0

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (pounds) <u>0</u>	Estimated hazardous waste converted (pounds) <u>0</u>
Other benefits:	

SECTION 6 TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.	
Signature of authorized representative 	Date signed (month, day, year) 07-17-18
Printed name of authorized representative E. VULTORIUS	Title CEO

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 type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Enhanced Abatement per IC 6-1.1-12.1-18 Check box if an enhanced abatement was approved for one or more of these types.
2. Installation of new research and development equipment;	<input checked="" type="checkbox"/> Yes	<input 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 \$ N/A cost with an assessed value of \$ N/A. (One or both lines may be filled out to establish a limit, if desired.)

D. The amount of deduction applicable to new research and development equipment is limited to \$ Unlimited cost with an assessed value of \$ Unlimited. (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.)

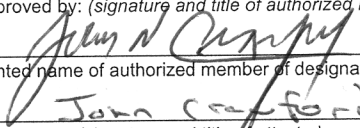
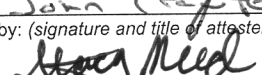
G. Other limitations or conditions (specify) N/A

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 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 (260) 427-1445	Date signed (month, day, year) 8/14/18
Printed name of authorized member of designating body John Crawford CITY COUNCIL	Name of designating body Council	
Attested by: (signature and title of attester)  DEPUTY CLERK	Printed name of attester STACY REED	

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

IC 6-1.1-12.1-17

Abatement schedules

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

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

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

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



2012071563

RECORDED: 12/14/2012 11:34:08 AM

JOHN MCGAULEY

ALLEN COUNTY RECORDER

FORT WAYNE, IN

TAX PARCEL NO:

02-07-21-351-001.000-073

MAIL TAX BILLS TO:

7625 DiSalle Blvd.
Fort Wayne, Indiana 46825

PROPERTY ADDRESS:

WARRANTY DEED

THIS INDENTURE WITNESSETH, that MMC LEASING, LLC, ("Grantor"), a limited liability company organized and existing under the laws of the State of Indiana

CONVEYS AND WARRANTS to VOSS AUTOMOTIVE, INC., a corporation organized and existing under the laws of the State of Indiana

in consideration of Ten Dollars (10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following described real estate in Allen County, State of Indiana, to-wit:

See Exhibit "A" attached hereto and incorporated herein.

This conveyance is subject to ~~XXXXX~~ real estate taxes and all subsequent real estate taxes, also subject to existing highways, easements, rights-of-way, assessments and restrictions of records as shown on attached Exhibit ~~only those~~ B.

The undersigned person executing this deed represent and certify on behalf of the Grantor that he is the duly authorized Member of the Grantor and has been fully empowered by the Operating Agreement of the Grantor to execute and deliver this deed; that the Grantor is a Domestic Limited Liability Company in good standing in the State of its origin and, where required, in the State where the subject real estate is situate; that the Grantor has full capacity to convey the real estate described; and that all necessary action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 13 day of December, 2012.

MMC LEASING, LLC

By:

[Signature]
Mark J. Johnston, Member

State of Indiana, County of Allen, SS:

Before me, a Notary Public in and for said County and State, personally appeared Mark J. Johnston, duly authorized member of MMC Leasing, Inc., an Indiana limited liability company, who acknowledged execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 13 day of December, 2012.

My Commission Expires



Jeffrey S. Harlan, Notary Public
Allen County, State of Indiana
My Commission Expires July 5, 2018

[Signature]

Signature - Notary Public

Printed Name

Resident of _____ County, Indiana

This instrument prepared by ANDREW M. GOEGLIN, Attorney at Law, Attorney ID #8199-02, who affirms under the penalties for perjury that he has taken reasonable care to redact each social security number in this document, unless required by law.

Andrew M. Goeglein

Mail to:

Duty entered for this work, subject to final determination of the State.

DEC 14 2012

[Signature]
AUDITOR OF ALLIANCE

[Handwritten initials]

(Attached to and becoming a part of document)

EXHIBIT A

Land situated in the County of Allen, State of Indiana, is described as follows:

PARCEL I:

Part of the Southwest Quarter of Section 21, Township 31 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

BEGINNING at a point on the West line of the Southwest Quarter of Section 21, Township 31 North, Range 12 East, Allen County, Indiana, said point being 659.5 feet North of the Southwest corner of the Southwest Quarter of Section 21, Township 31 North, Range 12 East, said point being the Northwest corner of a 1.72 acre parcel of land (D.&K. Eiden); thence North along the West line of the Southwest Quarter of Section 21, Township 31 North, Range 12 East, a distance of 843.72 feet to the Southwest corner of a 5.96 acre parcel of land (American Legion); thence East with a deflection angle to the right of 94 degrees 33 minutes 30 seconds along the South line of said 5.96 acre parcel, a distance of 845.74 feet to the Southeast corner of said 5.96 acre parcel, said point being located on the Westerly right-of-way line of Interstate Highway #69; thence Southwesterly along said right-of-way line, a distance of 827.2 feet to the Northeast corner of the aforementioned 1.72 acre parcel; thence West along the North line of said 1.72 acre parcel and parallel to the South line of the Southwest Quarter of Section 21, Township 31 North, Range 12 East, a distance of 594.7 feet to the point of beginning, containing 14.21 acres.

EXCEPTING THEREFROM:

Part of the Southwest Quarter of Section 21, Township 31 North, Range 12 East of the Second Principal Meridian, Washington Township in Allen County, Indiana, more particularly described as follows:

Commencing at a 5/8" steel rebar found at the Southwest corner of said Southwest Quarter; thence North 00 degrees 00 minutes 00 seconds East (assumed bearing and basis of bearings to follow), a distance of 659.50 feet (deed) along the West line of said Southwest Quarter and the centerline of Hillegas Road to the North line of an existing 1.72 acre tract described in Document Number 960045933 in the Office of the Recorder of Allen County, Indiana, also being the POINT OF BEGINNING of the herein described tract; thence continuing North 00 degrees 00 minutes 00 seconds East, a distance of 376.27 feet along said West line and said centerline; thence North 90 degrees 00 minutes 00 seconds East, a distance of 544.00 feet to a 5/8" steel rebar set; thence South 00 degrees 00 minutes 00 seconds West, a distance of 373.04 feet parallel with the West line of said Southwest Quarter to a 5/8" steel rebar set on the North line of said 1.72 acre tract; thence South 89 degrees 39 minutes 34 seconds West, a distance of 544.00 feet along said North line to the Point of Beginning. Containing 4.679 acres, more or less.

File Number: 4035-31196

PARCEL II:

Non-exclusive easement for ingress and egress appurtenant to Parcel I as established by Reciprocal Easement and Development Agreement recorded February 6, 2006, as Document Number 206005734.

Year	Gross Value	Depreciation	Accum Depr	Net Book Value
2018	200,000	-	-	200,000
2019	500,000	50,000	50,000	650,000
2020	750,000	89,286	139,286	610,714
2021	750,000	71,429	210,714	539,286
2022	750,000	71,429	282,143	467,857
2023	750,000	71,429	353,571	396,429
2024	750,000	71,429	425,000	325,000
2025	750,000	71,429	496,429	253,571
2026	750,000	-	496,429	253,571
2027	750,000	-	496,429	253,571

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **VOSS Automotive, Inc. is requesting the designation of an Economic Revitalization Area for eligible real and personal property improvements in the amount of \$2,250,000. VOSS Automotive, Inc. will expand its current facility to increase inventory capacity as well as construct a prototype test lab.**

EFFECT OF PASSAGE: **Investment of \$2,250,000 and seven new full-time jobs with an annual payroll of \$326,300 retention of 80 current full-time jobs with an annual payroll of \$6,336,422.**

EFFECT OF NON-PASSAGE: **Potential loss of investment, seven new full-time jobs with an annual payroll of \$326,300 and retention of 80 current full-time jobs with an annual payroll of \$6,336,422.**

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

ASSIGNED TO COMMITTEE (PRESIDENT): **John Crawford and Jason Arp**

MEMORANDUM



To: City Council
FROM: Carman Young, Economic Development Specialist
DATE: August 1, 2018
RE: Request for designation by VOSS Automotive, Inc. as an ERA for real and personal property improvements.

BACKGROUND

PROJECT ADDRESS:	4640 Hillegas Road	PROJECT LOCATED WITHIN:	N/A
PROJECT COST:	\$2,250,000	COUNCILMANIC DISTRICT:	3

COMPANY PRODUCT OR SERVICE:	VOSS Automotive, Inc. is a designer and manufacturer of connectors and lines for gaseous and liquid applications in the medium and heavy duty OEM truck business.
PROJECT DESCRIPTION:	VOSS Automotive, Inc. will expand the current facility to increase inventory capacity. A prototype test lab will also be built.

	CREATED		RETAINED
JOBS CREATED (FULL-TIME):	7	JOBS RETAINED (FULL-TIME):	80
JOBS CREATED (PART-TIME):	\$326,300	JOBS RETAINED (PART-TIME):	0
TOTAL NEW PAYROLL:		TOTAL RETAINED PAYROLL:	\$6,336,422
AVERAGE SALARY (FULL-TIME NEW):	\$46,614	AVERAGE SALARY (FULL-TIME RETAINED):	\$52,205

COMMUNITY BENEFIT REVIEW

Yes No N/A Project will encourage vacant or under-utilized land appropriate for commercial or industrial use?

Yes No N/A Real estate to be designated is consistent with land use policies of the City of Fort Wayne?
Explain: Property to be designated is zoned I1-Limited Industrial. Use of this 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?
Explain: Due to market growth, VOSS Automotive, Inc. will expand the current facility to accommodate increased inventory.

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: A prototype test lab will also be built and research and development technology equipment will be 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: Voss Automotive, Inc. create seven new jobs with an annual payroll of \$326,300 and will retain 80 full-time jobs with an annual payroll of \$6,336,422.

Yes No N/A

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

POLICY


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

1. The period of deduction for real property improvements is ten years.
2. The period of deduction for real property improvements is ten years.

Under Fort Wayne Common Council's tax abatement policies and procedures, Voss Automotive, Inc. is eligible for a recommended ten year deduction on real and personal property improvements. 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 **VOSS Automotive, Inc.**

PERSONAL PROPERTY TAX ABATEMENT - 10 yr Schedule											
Year	True Cash Value	"Pool 2" Value	True Tax Value	Assessed Value	Tax Abate %	Tax Paid %	Deduction	Taxable A V	Tax Rate	Tax Paid	Tax Saved
1	\$1,500,000	40%	\$600,000	\$600,000	100%	0%	\$600,000	\$0	0.034092	\$0	\$20,455
2	\$1,500,000	56%	\$840,000	\$840,000	90%	10%	\$756,000	\$84,000	0.034092	\$2,864	\$25,774
3	\$1,500,000	42%	\$630,000	\$630,000	80%	20%	\$504,000	\$126,000	0.034092	\$4,296	\$17,182
4	\$1,500,000	32%	\$480,000	\$480,000	70%	30%	\$336,000	\$144,000	0.034092	\$4,909	\$11,455
5	\$1,500,000	30%	\$450,000	\$450,000	60%	40%	\$270,000	\$180,000	0.034092	\$6,137	\$9,205
6	\$1,500,000	30%	\$450,000	\$450,000	50%	50%	\$225,000	\$225,000	0.034092	\$7,671	\$7,671
7	\$1,500,000	30%	\$450,000	\$450,000	40%	60%	\$180,000	\$270,000	0.034092	\$9,205	\$6,137
8	\$1,500,000	30%	\$450,000	\$450,000	30%	70%	\$135,000	\$315,000	0.034092	\$10,739	\$4,602
9	\$1,500,000	30%	\$450,000	\$450,000	20%	80%	\$90,000	\$360,000	0.034092	\$12,273	\$3,068
10	\$1,500,000	30%	\$450,000	\$450,000	10%	90%	\$45,000	\$405,000	0.034092	\$13,807	\$1,534
11	\$1,500,000	30%	\$450,000	\$450,000	0%	100%	\$0	\$450,000	0.034092	\$15,341	\$0

TOTAL TAX SAVED (10 yrs on 10 yr deduction) **\$107,083**
TOTAL TAX PAID (10 yrs on 10 yr deduction) **\$87,241**

REAL PROPERTY TAX ABATEMENT - 10 yr Schedule											
Year	Cash Value	True Tax Value	Assessed Value	Tax Abate %	Tax Paid %	Deduction	Taxable A V	Tax Rate	Tax Paid	Tax Saved	
1	\$750,000	\$750,000	\$750,000	100%	0%	\$750,000	\$0	0.034092	\$0	\$25,569	
2	\$750,000	\$750,000	\$750,000	95%	5%	\$712,500	\$37,500	0.034092	\$1,278	\$24,291	
3	\$750,000	\$750,000	\$750,000	80%	10%	\$600,000	\$75,000	0.034092	\$2,557	\$20,455	
4	\$750,000	\$750,000	\$750,000	65%	20%	\$487,500	\$150,000	0.034092	\$5,114	\$16,620	
5	\$750,000	\$750,000	\$750,000	50%	30%	\$375,000	\$225,000	0.034092	\$7,671	\$12,785	
6	\$750,000	\$750,000	\$750,000	40%	40%	\$300,000	\$300,000	0.034092	\$10,228	\$10,228	
7	\$750,000	\$750,000	\$750,000	30%	50%	\$225,000	\$375,000	0.034092	\$12,785	\$7,671	
8	\$750,000	\$750,000	\$750,000	20%	65%	\$150,000	\$487,500	0.034092	\$16,620	\$5,114	
9	\$750,000	\$750,000	\$750,000	10%	80%	\$75,000	\$600,000	0.034092	\$20,455	\$2,557	
10	\$750,000	\$750,000	\$750,000	5%	95%	\$37,500	\$712,500	0.034092	\$24,291	\$1,278	
11	\$750,000	\$750,000	\$750,000	0%	100%	\$0	\$750,000	0.034092	\$25,569	\$0	

TOTAL TAX SAVED REAL PROPERTY (10 yrs on 10 yr deduction) **\$126,567**
TOTAL TAX PAID REAL PROPERTY (10 yrs on 10 yr deduction) **\$126,567**

TOTAL TAX SAVED PERSONAL & REAL **\$233,650**
TOTAL TAX PAID PERSONAL & REAL **\$213,808**

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

Real Property Abatements

Tax Abatement Review System

VOSS Automotive, Inc.

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

INVESTMENT (30 points possible)

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

Over \$1,000,000	\$1,500,000	10	10
\$500,000 to \$999,999		8	
\$100,000 to \$499,999		6	
Under \$100,000		4	

Investment per employee (both jobs created and retained)

\$35,000 or more		10	
\$18,500 to \$34,999		8	
\$6,250 to \$18,499	\$17,241	6	6
\$1,250 to \$6,249		4	
less than \$1,249		2	

Estimated local income taxes generated from jobs retained

\$80,000 or more	\$93,779	5	5
\$30,000 to \$79,999		4	
\$10,000 to \$29,999		3	
\$5,000 to \$9,999		2	
less than \$5,000		1	

Estimated local income taxes generated from jobs created

(Double points for start-up)

\$30,000 or more		5	
\$10,000 to \$29,999		4	
\$5,000 to \$9,999		3	
\$3,000 to \$4,999	\$4,829	2	2
less than \$3,000		1	

ECONOMIC BASE (20 points possible)

Location Quotient in designated Occupation Code

(use majority Occupation Code of all created and retained jobs)

Greater than 1.0		5	
------------------	--	---	--

Estimated Percent of Business done outside

Allen County

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

JOBS (20 points possible)

Total number of permanent jobs retained

Over 250		10	
100 to 249		8	
50 to 99		6	6
25 to 49		4	
10 to 24		2	
1 to 9		1	

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

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

WAGES (20 points possible)

Median salary of the jobs created and/or retained

Over \$47,999		20	20
\$70,815		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	5

Total	81
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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

10 year phase-in

* 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.

Real Property Deduction Schedules	Alternative Deduction Real Property Schedules
10 year	10 Year
Year 1: 100%	Year 1: 100%
Year 2: 95%	Year 2: 100%
Year 3: 80%	Year 3: 100%
Year 4: 65%	Year 4: 100%
Year 5: 50%	Year 5: 100%
Year 6: 40%	Year 6: 90%
Year 7: 30%	Year 7: 80%
Year 8: 20%	Year 8: 65%
Year 9: 10%	Year 9: 50%
Year 10: 5%	Year 10: 40%
Year 11: 0%	
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%	

Personal Property Abatements

Tax Abatement Review System

VOSS Automotive, Inc.

	Points Possible	Points Awarded
INVESTMENT (30 points possible)		
Total new investment in equipment		
Over \$5,000,000	10	
\$1,000,000 to \$4,999,999	8	
\$500,000 to \$999,999 \$750,000	6	6
\$0 to \$499,999	4	
Investment per employee (both jobs created and retained)		
\$35,000 or more	10	
\$18,500 to \$34,999	8	
\$6,250 to \$18,499 \$8,620	6	6
\$1,250 to \$6,249	4	
less than \$1,249	2	
Estimated local income taxes generated from jobs retained		
\$80,000 or more \$93,771	5	5
\$30,000 to \$79,999	4	
\$10,000 to \$29,999	3	
\$5,000 to \$9,999	2	
less than \$5,000	1	
Estimated local income taxes generated from jobs created (Double points for start-up)		
\$30,000 or more	5	
\$10,000 to \$29,999	4	
\$5,000 to \$9,999	3	
\$3,000 to \$4,999 \$4,821	2	2
less than \$3,000	1	
ECONOMIC BASE (20 points possible)		
Location Quotient in designated Occupation Code (use majority Occupation Code of all created and retained jobs)		
Greater than 1.0	5	
Estimated Percent of Business done outside Allen County		
Greater than 75%	15	15
50% to 74%	10	
25% to 49%	5	
JOBS (20 points possible)		
Total number of permanent jobs retained		
Over 250	10	
100 to 249	8	
50 to 99	6	6
25 to 49	4	
10 to 24	2	
1 to 9	1	
Total number of permanent jobs created (Double for start-up)		
Over 100	10	
50-99	8	
25-49	6	
10-24	4	
1 to 9	2	2
WAGES (20 points possible)		
Median salary of the jobs created and/or retained		
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	5

Total	77
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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

10 year phase-in

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

Personal Property Deduction Schedules	Alternative Deduction Personal Property Schedules
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%	

BILL NO. R-18-08-02

**REPORT OF COMMITTEE ON FINANCE
August 14, 2018**

John Crawford 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 4640 Hillegas Road, Fort Wayne, Indiana 46818

VOSS Automotive, Inc.

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

DO PASS

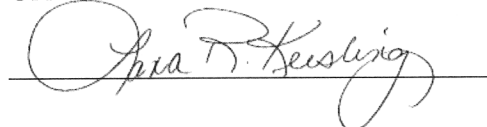
DO NOT PASS

ABSTAIN

NO REC

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

**LANA R. KEESLING
CITY CLERK**



Public Hearing Date: N/A

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

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

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

<u>TOTAL VOTES</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
ARP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: August 14, 2018


 STACY A. REED, DEPUTY CITY CLERK

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

Resolution No. R-18-08-02 on the 14th day of August, 2018


 STACY A. REED
 DEPUTY CITY CLERK

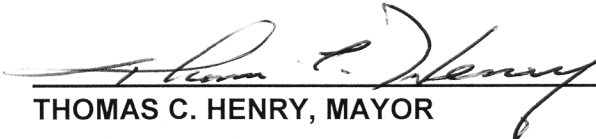

 PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 15th of August 2018, at the hour of 9:56 o'clock A.M. E.S.T.


 LANA R. KEESLING, CITY CLERK

Approved and signed by me this 20th day of August 2018, at the hour of 3:00 O'clock PM E.S.T.

FORT WAYNE, INDIANA
RECEIVED
AUG 21 2018
 LANA R. KEESLING
 CITY CLERK


 THOMAS C. HENRY, MAYOR