

A DECLARATORY RESOLUTION designating an “Economic Revitalization Area” under I.C. 6-1.1-12.1 for property commonly known as 3015 Cannongate Drive, Fort Wayne, Indiana 46808 (Home Reserve, LLC)

WHEREAS, Petitioner has duly filed its petition dated September 26, 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 16 full-time permanent jobs for a total additional payroll of \$366,080 with an average annual job salary being \$22,880 and retain 31 full-time permanent jobs for a current annual payroll of \$957,240 and 10 part-time jobs with an annual payroll of \$211,940, with the average current annual job salary being \$28,516; and

WHEREAS, the total estimated project cost is \$1,613,000; 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.

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 January 1, 2019 and December 31, 2022 and personal

1 property for new manufacturing, logistical distribution and information technology equipment
2 improvements to be made between September 26, 2018 and December 31, 2021.

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

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

- 12 (a) If the proposed development does not occur, the approximate current year tax rates
13 for this site would be \$3.034092/\$100.
- 14 (b) If the proposed development does occur and no deduction is granted, the
15 approximate current year tax rate for the site would be \$3.034092/\$100 (the change
16 would be negligible).
- 17 (c) If the proposed development occurs and a deduction percentage of fifty percent
18 (50%) is assumed, the approximate current year tax rate for the site would be
19 \$3.034092/\$100 (the change would be negligible).
- 20 (d) If the proposed manufacturing, logistical distribution and information technology is
21 not installed, the approximate current year tax rates for this site would be
22 \$3.034092/\$100.
- 23 (e) If the proposed manufacturing, logistical distribution and information technology is
24 installed and no deduction is granted, the approximate current year tax rate for the
25 site would be \$3.034092/\$100 (the change would be negligible).
- 26 (f) If the proposed new manufacturing, logistical distribution and information technology
27 equipment is installed and a deduction percentage of eighty percent (80%) is
28 assumed, the approximate current year tax rate for the site would be
29 \$3.034092/\$100 (the change would be negligible).

30 **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 three years, and
the deduction from the assessed value of the new manufacturing, logistical distribution and
information technology equipment shall be for a period of five years.

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

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

SECTION 9. The deduction schedule from the assessed value of new manufacturing, logistical distribution and information technology equipment pursuant to I.C. 6-1.1-12.1-17 shall look like this:

Year of Deduction	Percentage
1	100%
2	80%
3	60%
4	40%
5	20%
6	0%

SECTION 11. 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 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.

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Home Reserve, LLC is requesting the designation of an Economic Revitalization Area for eligible real and personal property improvements. Home Reserve, LLC will expand its parking lot, make HVAC upgrades, install a sprinkler system and purchase and install new manufacturing, logistical distribution and information technology equipment.**

EFFECT OF PASSAGE: **Investment of \$1,613,000, 16 new full-time jobs with an annual payroll of \$366,080, retention of 31 full-time and 10 part-time jobs with an annual payroll of \$1,169,180.**

EFFECT OF NON-PASSAGE: **Potential loss of investment and 16 new full-time jobs.**

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

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

SEP 26 2012
ckj
 RECEIVED

4:05 PM
MK



**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: \$ 255,000
 Total cost of manufacturing equipment improvements: \$ 808,000
 Total cost of research and development equipment improvements: _____
 Total cost of logistical distribution equipment improvements: \$ 250,000
 Total cost of information technology equipment improvements: \$ 300,000
TOTAL OF ABOVE IMPROVEMENTS: \$ 1,613,000

GENERAL INFORMATION

Real property taxpayer's name: HOME RESERVE, LLC
 Personal property taxpayer's name: HOME RESERVE, LLC
 Telephone number: (260) 969-6939
 Address listed on tax bill: 3015 CANNONGATE DRIVE, FORT WAYNE, IN 46808
 Name of company to be designated, if applicable: N/A
 Year company was established: 2000
 Address of property to be designated: 3015 CANNONGATE DRIVE, FORT WAYNE, IN 46808
 Real estate property identification number: 02-07-28-452-001.000-073
 Contact person name: SCOTT ANSPACH
 Contact person telephone number: (260) 209-1152 Contact person Email: SCOTT@HOMERESERVE.C
 Contact person address: 3015 CANNONGATE DRIVE, FORT WAYNE, IN 46808
 List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
BLAIR WIELAND	CO-MANAGER	3015 CANNONGATE DRIVE, FORT WAYNE	(260) 209-1152
BLAINE WIELAND	CO-MANAGER	3015 CANNONGATE DRIVE, FORT WAYNE	(260) 209-1152
SCOTT ANSPACH	GENERAL MANAGER	3015 CANNONGATE DRIVE, FORT WAYNE	(260) 209-1152

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

NAME	PERCENTAGE
BLAIR WIELAND	50
BLAINE WIELAND	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? 98%

What is the company's primary North American Industrial Classification Code (NAICs)? 337000

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

Home Reserve, LLC manufactures ready-to-assemble furniture and operates an e-commerce site in which sales are made directly to its customer base. Product lines were created that are capable of being shipped in flat-packed containers and small enough to be handled by parcel services such as UPS or Fed-Ex Ground.

Dollar amount of annual sales for the last three years:

Year	Annual Sales
2017	\$ 4,897,339.00
2016	\$ 3,345,539
2015	\$ 3,260,989

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

Customer Name	City/State	Annual Gross Sales
N/A (GOODS OFFERED TO THE	NATIONWIDE, ONLINE SALES	\$ 4,897,339
GENERAL PUBLIC		

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

Supplier Name	City/State	Annual Gross Purchases
Foam Rubber Products	New Castle, IN	\$ 550,216
Blue Linx	Tipton, IN	\$ 438,585
Culp	High Point, NC	\$ 320,107

List the company's top three competitors:

Competitor Name	City/State
LOVESAC	NATIONWIDE, STORES/ONLINE
IKEA	INTERNATIONAL
JOYBIRD	NATIONWIDE, STORES/ONLINE

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

Various ready-to-assemble furniture pieces 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 experienced sporadic 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:

EXISTING STRUCTURES IN PLACE CONSIST OF A BUILDING AND STORAGE SHED
THE BUILDING IS USED FOR MANUFACTURING AND IS APPROXIMATELY 15,000 SQ. FEET
THE SHED IS USED FOR STORAGE AND IS APPROXIMATELY 20 SQ. FEET.



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

Condition of the current structure is good.

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

THE COMPANY HAS PLANS TO EXPAND ITS PARKING LOT, REPLACE 4 AIR CONDITIONING UNITS, ADD AIR MOVERS AND ADDITIONAL VENTILATION, AND INSTALL A SPRINKLER SYSTEM

Projected construction start (month/year): 01/2019

Projected construction completion (month/year): 12/2022

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: Fabric cutters, CNC routers, pillow machine, and sewing machines.

Logistics equipment: Bander, cherry picker, forklift, bale breaker, corrugated conversion equipment, and lift.

IT Equipment to support expansion.

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): 09/2018

Date last piece of equipment will be installed (month/year): 10/2022

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

Computers and peripheral equipment: 5 years

Manufacturing equipment: 7-10 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

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 Managers	11-3051	4	\$ 180,240
Marketing	13-1161	3	\$ 188,000
Maintenance	49-9071	1	\$ 37,440
Production/Mfg.	51-9199	21	\$ 489,680
Customer Support	43-4051	2	\$ 61,880

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Production Managers	11-3051	4	\$ 180,240
Marketing	13-1161	3	\$ 188,000
Maintenance	49-9071	1	\$ 37,440
Production/Mfg.	51-9199	21	\$ 489,680
Customer Support	43-4051	2	\$ 61,880

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Production/Mfg.	51-9199	15	\$ 343,200
Customer Support	43-4051	1	\$ 22,880

PUBLIC BENEFIT INFORMATION

Current Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
Production/Mfg.	51-9199	9	\$ 201,540
Customer Support	43-4051	1	\$ 10,400

Retained Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
Production/Mfg.	51-9199	9	\$ 201,540
Customer Support	43-4051	1	\$ 10,400

Additional Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll

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

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

List any benefits not mentioned above:

When will you reach the levels of employment shown above? (month/year): 12/2021

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.** HR TO ATTACH

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	\$750 PER
Amendment to extend designation period	\$300	
Waiver of non compliance with ERA filing	\$500 + ERA filing fee	CARUMAN
4. **Owner's Certificate (if applicant is not the owner of property to be designated) Should be marked as Exhibit B if applicable.** HR OWNS

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.

Deane Whitland

Signature of Taxpayer/Owner

Deane Whitland Co-Manager
 Printed Name and Title of Applicant

2/26/18
 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

SEP 26 2018

COMMUNITY DEVL

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)

INSTRUCTIONS:

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

SECTION 1 TAXPAYER INFORMATION

Name of taxpayer HOME RESERVE, LLC		
Address of taxpayer (number and street, city, state, and ZIP code) 3015 CANNONGATE DRIVE, FORT WAYNE, IN 46808		
Name of contact person SCOTT ANSPACH	Telephone number (260) 209-1152	E-mail address SCOTT@HOMERESERVE.COM

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body FORT WAYNE COMMON COUNCIL		Resolution number
Location of property 3015 CANNONGATE DRIVE, FORT WAYNE, IN 46808	County ALLEN	DLGF taxing district number 073
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) PARKING LOT EXPANSION, AIR CONDITIONERS REPLACED, ADDITION OF AIR MOVERS AND VENTILATION, ADDITION OF SPRINKLER SYSTEM		Estimated start date (month, day, year) 01/01/2019
		Estimated completion date (month, day, year) 12/31/2022

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

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
41.00	\$1,169,180.00	41.00	\$1,169,180.00	16.00	\$366,080.00

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values		
Plus estimated values of proposed project	255,000.00	
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) _____
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Other benefits

SECTION 6 TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

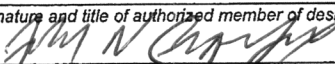
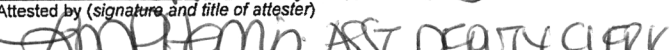
Signature of authorized representative <i>Blaine Wilcox</i>	Date signed (month, day, year) 9/26/18
Printed name of authorized representative Blaine Wilcox	Title CO - Manager

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) 	Telephone number <u>(260) 427-1221</u>	Date signed (month, day, year) <u>10/09/18</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) 	Printed name of attester <u>LISA RETBETTA-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

FORM SB-1 / PP

SEP 26 2018

COMMUNITY DEVL.

PRIVACY NOTICE

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

INSTRUCTIONS

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

SECTION 1 TAXPAYER INFORMATION								
Name of taxpayer HOME RESERVE, LLC			Name of contact person SCOTT ANSPACH					
Address of taxpayer (number and street, city, state, and ZIP code) 3015 CANNONGATE DRIVE, FORT WAYNE, IN 46808				Telephone number (260) 209-1152				
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT								
Name of designating body FORT WAYNE COMMON COUNCIL				Resolution number (s)				
Location of property 3015 CANNONGATE DRIVE, FORT WAYNE, IN 46808			County ALLEN		DLGF taxing district number 073			
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.) FABRIC CUTTERS, CORRUGATED CONVERSION EQUIPMENT, CNC ROUTERS, PILLOW MACHINE, BALE BREAKERS, SEWING MACHINES, BANDER, CHERRY PICKER, FORKLIFT, LIFT, IT EQUIPMENT TO SUPPORT EXPANSION				ESTIMATED				
					START DATE	COMPLETION DATE		
				Manufacturing Equipment	09/26/2018	12/31/2022		
				R & D Equipment				
				Logist Dist Equipment	09/26/2018	12/31/2022		
IT Equipment	09/26/2018	12/31/2022						
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT								
Current number 41	Salaries 1,169,180	Number retained 41	Salaries 1,169,180	Number additional 16	Salaries \$366,080			
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT								
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
	Current values							
	Plus estimated values of proposed project	808,000			250,000		300,000	
	Less values of any property being replaced							
Net estimated values upon completion of project								
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER								
Estimated solid waste converted (pounds) _____			Estimated hazardous waste converted (pounds) _____					
Other benefits:								
SECTION 6 TAXPAYER CERTIFICATION								
I hereby certify that the representations in this statement are true.								
Signature of authorized representative <i>Blaine Wickand</i>				Date signed (month, day, year) 9/26/18				
Printed name of authorized representative Blaine Wickand			Title CO-Manager					

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 |
| 2. Installation of new research and development equipment; | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Check box if an enhanced abatement was |
| 3. Installation of new logistical distribution equipment. | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | approved for one or more of these types. |
| 4. Installation of new information technology equipment; | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | |
- C. The amount of deduction applicable to new manufacturing equipment is limited to \$ 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 \$ unlimited cost with an assessed value of \$ Unlimited. (One or both lines may be filled out to establish a limit, if desired.)
- F. The amount of deduction applicable to new information technology equipment is limited to \$ unlimited cost with an assessed value of \$ Unlimited. (One or both lines may be filled out to establish a limit, if desired.)
- G. Other limitations or conditions (specify) _____
- H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction is allowed for:
- | | | | | | |
|---------------------------------|---------------------------------|---------------------------------|---------------------------------|--|---|
| <input type="checkbox"/> Year 1 | <input type="checkbox"/> Year 2 | <input type="checkbox"/> Year 3 | <input type="checkbox"/> Year 4 | <input checked="" type="checkbox"/> Year 5 | <input type="checkbox"/> Enhanced Abatement per IC 6-1.1-12.1-18 |
| <input type="checkbox"/> Year 6 | <input type="checkbox"/> Year 7 | <input type="checkbox"/> Year 8 | <input type="checkbox"/> Year 9 | <input type="checkbox"/> Year 10 | Number of years approved: _____ |
| | | | | | (Enter one to twenty (1-20) years; may not exceed twenty (20) years.) |
- I. For a Statement of Benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17? Yes No
If yes, attach a copy of the abatement schedule to this form.
If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

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

Approved by: (signature and title of authorized member of designating body) <u>[Signature]</u>	Telephone number <u>(260) 427-1221</u>	Date signed (month, day, year) <u>10/09/18</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) <u>[Signature]</u>	Printed name of attester <u>LISA PERRETTA 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.

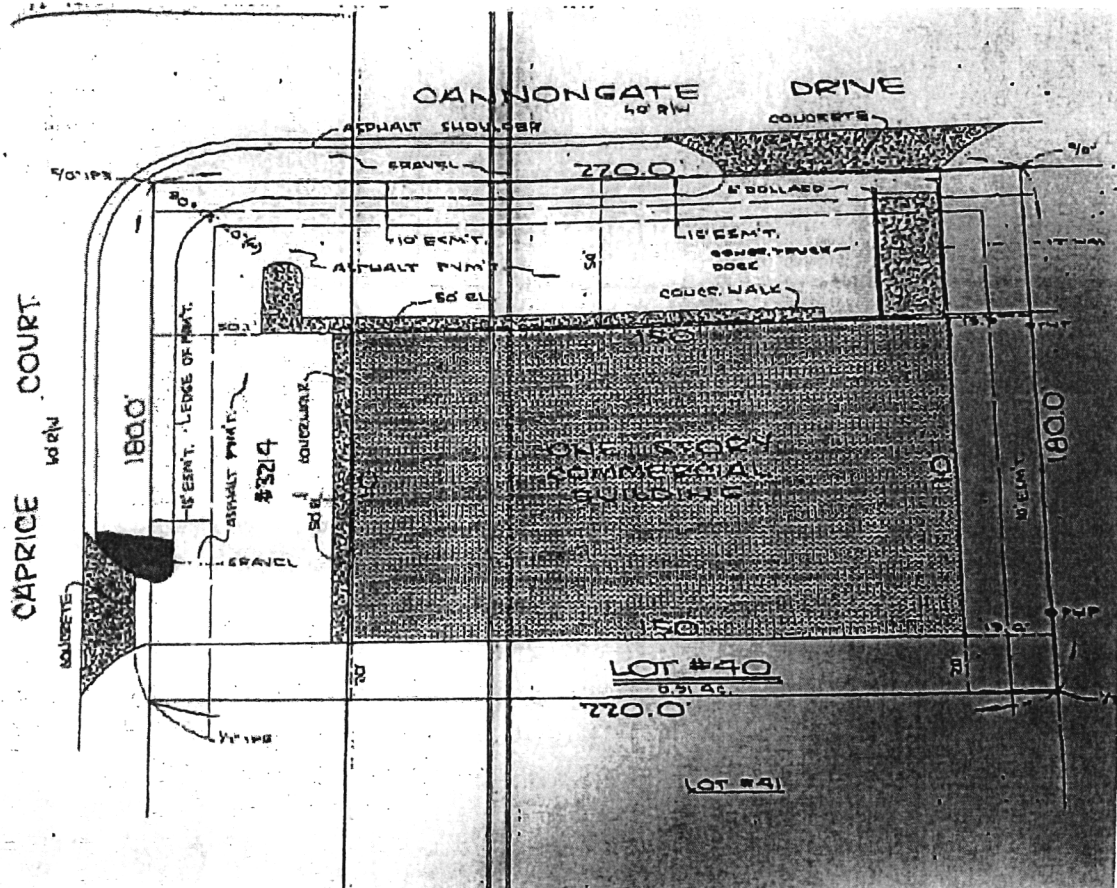
(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement 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.

EXHIBIT A

Lot Number 40 in Centennial Industrial Park, Section VI, an Addition to the City of Fort Wayne, according to the plat thereof, recorded in Cabinet A, page 7, in the Office of the Recorder of Allen County, Indiana;

EXHIBIT A (continued)



MEMORANDUM



TO: City Council
FROM: Carman Young, Economic Development Specialist
DATE: October 4, 2018
RE: Request for designation by Home Reserve, LLC as an ERA for real property improvements.

BACKGROUND

PROJECT ADDRESS: 3015 Cannongate Drive	PROJECT LOCATED WITHIN:	N/A
PROJECT COST: \$14,000,000	COUNCILMANIC DISTRICT:	3

COMPANY PRODUCT OR SERVICE:	Home Reserve, LLC manufactures various ready-to-assemble furniture and operates an e-commerce site selling directly to the customer.
PROJECT DESCRIPTION:	Home Reserve, LLC will expand its parking lot, make HVAC upgrades and install a sprinkler system. New manufacturing, logistical distribution and information technology equipment will be purchased and installed.

CREATED

RETAINED

JOBS CREATED (FULL-TIME):	16	JOBS RETAINED (FULL-TIME):	31
JOBS CREATED (PART-TIME):	0	JOBS RETAINED (PART-TIME):	10
TOTAL NEW PAYROLL:	\$366,080	TOTAL RETAINED PAYROLL:	\$1,169,180
AVERAGE SALARY (FULL-TIME NEW):	\$22,880	AVERAGE SALARY (FULL-TIME RETAINED):	\$30,878

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 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: Site improvements will be made along with HVAC upgrades and the instillation of a new sprinkler system.

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 manufacturing, logistical and IT 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: 31 full-time and 10 part-time jobs will be retained with an annual payroll of \$1,169,180 and 16 full-time jobs will be created with an annual payroll of \$366,080.

Yes No N/A

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

POLICY

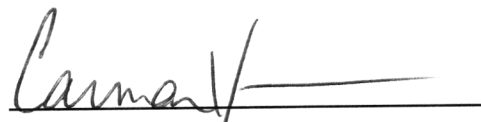
Per the policy of the City of Fort Wayne, the following guidelines apply to this project:

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

Under Fort Wayne Common Council's tax abatement policies and procedures, Home Reserve, LLC is eligible for a recommended three year deduction on real property improvements and five years on 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 Home Reserve, LLC

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

PERSONAL PROPERTY TAX ABATEMENT - 5 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	\$1,358,000	40%	\$543,200	\$543,200	100%	0%	\$543,200	\$0	0.034092	\$0	\$18,519
2	\$1,358,000	56%	\$760,480	\$760,480	80%	20%	\$608,384	\$152,096	0.034092	\$5,185	\$20,741
3	\$1,358,000	42%	\$570,360	\$570,360	60%	40%	\$342,216	\$228,144	0.034092	\$7,778	\$11,667
4	\$1,358,000	32%	\$434,560	\$434,560	40%	60%	\$173,824	\$260,736	0.034092	\$8,889	\$5,926
5	\$1,358,000	24%	\$325,920	\$325,920	20%	80%	\$65,184	\$260,736	0.034092	\$8,889	\$2,222
6	\$1,358,000	18%	\$244,440	\$244,440	0%	100%	\$0	\$244,440	0.034092	\$8,333	\$0
TOTAL TAX SAVED											\$59,075
TOTAL TAX PAID											\$39,075

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

REAL PROPERTY TAX ABATEMENT - 10 yr Schedule

Year	Cash Value	True Tax Value	Assessed Value	Tax Abatement %	Tax Paid %	Deduction	Taxable AV	Tax Rate	Tax Paid	Tax Saved	
1	\$255,000	\$255,000	\$255,000	100%	0%	\$255,000	\$0	0.034092	\$0	\$8,693	
2	\$255,000	\$255,000	\$255,000	95%	5%	\$242,250	\$12,750	0.034092	\$435	\$8,259	
3	\$255,000	\$255,000	\$255,000	80%	20%	\$204,000	\$51,000	0.034092	\$1,739	\$6,955	
4	\$255,000	\$255,000	\$255,000	65%	35%	\$165,750	\$89,250	0.034092	\$3,043	\$5,651	
TOTAL TAX SAVED REAL PROPERTY											\$29,558
TOTAL TAX PAID REAL PROPERTY (10 yrs)											\$5,216
TOTAL TAX SAVED MACHINERY & BUILDING											\$88,633
TOTAL TAX PAID MACHINERY & BUILDING											\$44,291

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

Home Reserve, LLC

	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	8
\$500,000 to \$999,999	6	
\$0 to \$499,999	4	
<hr/>		
Investment per employee (both jobs created and retained)		
\$35,000 or more	10	
\$18,500 to \$34,999	8	8
\$6,250 to \$18,499	6	
\$1,250 to \$6,249	4	
less than \$1,249	2	
<hr/>		
Estimated local income taxes generated from jobs retained		
\$80,000 or more	5	
\$30,000 to \$79,999	4	
\$10,000 to \$29,999	3	3
\$5,000 to \$9,999	2	
less than \$5,000	1	
<hr/>		
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
\$3,000 to \$4,999	2	
less than \$3,000	1	
<hr/>		
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	
<hr/>		
Estimated Percent of Business done outside Allen County		
Greater than 75%	15	15
50% to 74%	10	
25% to 49%	5	
<hr/>		
JOBS (20 points possible)		
Total number of permanent jobs retained		
Over 250	10	
100 to 249	8	
50 to 99	6	
25 to 49	4	4
10 to 24	2	
1 to 9	1	
<hr/>		
Total number of permanent jobs created (Double for start-up)		
Over 100	10	
50-99	8	
25-49	6	
10-24	4	4
1 to 9	2	
<hr/>		
WAGES (20 points possible)		
Median salary of the jobs created and/or retained		
Over \$47,999	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
Pension, Tuition Reimbursement, Life Insurance, Dental Insurance, Disability Insurance,	3

SUSTAINABILITY

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

Total	45
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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

* If average annual salary of the full-time jobs created by listed occupation is 10% or greater than the current average salary for Allen County and is eligible for a 7 or 10 year abatement, 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%	

Real Property Abatements

Tax Abatement Review System

		Points Possible	Points Awarded
Home Reserve, LLC			
INVESTMENT (30 points possible)			
Total new investment in real property (new structures and/or rehabilitation)			
Over \$1,000,000		10	
\$500,000 to \$999,999		8	
\$100,000 to \$499,999	\$255,000	6	6
Under \$100,000		4	
<hr/>			
Investment per employee (both jobs created and retained)			
\$35,000 or more		10	
\$18,500 to \$34,999		8	
\$6,250 to \$18,499		6	
\$1,250 to \$6,249	\$4,474	4	4
less than \$1,249		2	
<hr/>			
Estimated local income taxes generated from jobs retained			
\$80,000 or more		5	
\$30,000 to \$79,999		4	
\$10,000 to \$29,999		3	
\$5,000 to \$9,999		2	
less than \$5,000		1	
<hr/>			
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	\$5,417	3	3
\$3,000 to \$4,999		2	
less than \$3,000		1	
<hr/>			
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	
<hr/>			
Estimated Percent of Business done outside Allen County			
Greater than 75%	98%	15	15
50% to 74%		10	
25% to 49%		5	
<hr/>			
JOBS (20 points possible)			
Total number of permanent jobs retained			
Over 250		10	
100 to 249		8	
50 to 99		6	
25 to 49		4	4
10 to 24		2	
1 to 9		1	
<hr/>			
Total number of permanent jobs created (Double for start-up)			
Over 100		10	
50-99		8	
25-49		6	
10-24		4	4
1 to 9		2	
<hr/>			
WAGES (20 points possible)			
Median salary of the jobs created and/or retained			
Over \$47,999		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	
\$23,318		0	

BENEFITS (10 points possible)

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

SUSTAINABILITY

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

Total	36
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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

Five year phase-in

* If average annual salary of the full-time jobs created by listed occupation is 10% or greater than the current average salary for Allen County and is eligible for a 7 or 10 year abatement, 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%	

Public Hearing Date: N/A

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

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

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

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

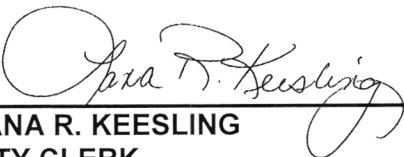
DATED: October 9, 2018



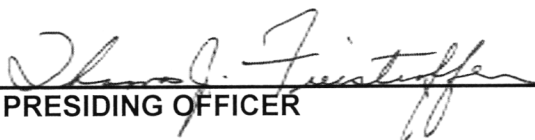
 LANA R. KEESLING, CITY CLERK

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

Resolution No. R-18-10-06 on the 9th day of October, 2018



 LANA R. KEESLING
 CITY CLERK



 PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 10th of October 2018, at the hour of 9:55 o'clock A.M. E.S.T.

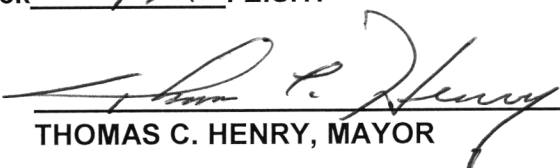


 LANA R. KEESLING, CITY CLERK

Approved and signed by me this 10TH day of October

2018 at the hour of 3:00 O'clock Pm . E.S.T.

FORT WAYNE, INDIANA
RECEIVED
OCT 11 2018
 LANA R. KEESLING
 CITY CLERK



 THOMAS C. HENRY, MAYOR

BILL NO. R-18-10-06

REPORT OF COMMITTEE ON FINANCE

October 9, 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 3015 Cannongate Drive, Fort Wayne, Indiana 46808

Home Reserve, LLC

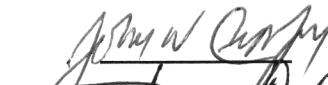

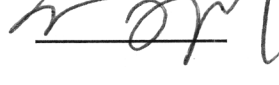





COMMITTEE ON FINANCE HAVE HAD SAID Ordinance under consideration and beg leave to report back to the Common Council that said Ordinance

DO PASS

DO NOT PASS

ABSTAIN

NO REC

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**LANA R. KEESLING
CITY CLERK**

