

**A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 713 Incentive Drive, Fort Wayne, Indiana 46825 (Key Millwork Inc./Weigand Properties, LLC)**

**WHEREAS**, Petitioner has duly filed its petition dated November 30, 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 ten full-time permanent jobs for a total additional payroll of \$438,000 with an average annual job salary being \$43,800 and retain nine full-time permanent jobs for a current annual payroll of \$494,720, with the average current annual job salary being \$51,168; and

**WHEREAS**, the total estimated project cost is \$1,241,000; 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 December 1, 2018 and June 30, 2019 and personal

1 property for new manufacturing and information technology equipment improvements to be made  
2 between January 1, 2019 and December 31, 2022.

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 new manufacturing and information technology equipment, all contained in Petitioner's Statement  
7 of Benefits, are reasonable and are benefits that can be reasonably expected to result from the  
8 proposed described redevelopment or rehabilitation and from the installation of new  
9 manufacturing 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 \$3.4092/\$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 \$3.4092/\$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 \$3.4092/\$100 (the change would be negligible).
- 20 (d) If the proposed new manufacturing and information technology is not installed, the  
21 approximate current year tax rates for this site would be \$3.4092/\$100.
- 22 (e) If the proposed new manufacturing and information technology is installed and no  
23 deduction is granted, the approximate current year tax rate for the site would be  
24 \$3.4092/\$100 (the change would be negligible).
- 25 (f) If the proposed new manufacturing and information technology equipment is installed  
26 and a deduction percentage of eighty percent (80%) is assumed, the approximate  
27 current year tax rate for the site would be \$3.4092/\$100 (the change would be  
28 negligible).

29 **SECTION 6.** That, this Resolution shall be subject to being confirmed, modified and  
30 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 five years, and the  
deduction from the assessed value of the new manufacturing, research and development 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	80%
3	60%
4	40%
5	20%
6	0%

**SECTION 9.** The deduction schedule from the assessed value of new manufacturing 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.

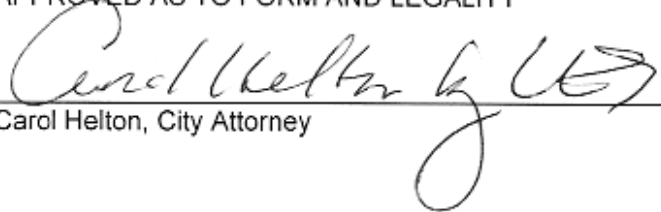
**SECTION 13.** That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that has received a deduction under section 3 or 4.5 of this chapter may be required to repay the deduction amount as determined by the county auditor in accordance with section 12 of said chapter if the property owner ceases 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.

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

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

APPROVED AS TO FORM AND LEGALITY

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

CITY OF FT WAYNE

NOV 30 2018

03/2013



COMMUNITY DEVL.

ECONOMIC REVITALIZATION AREA APPLICATION  
CITY OF FORT WAYNE, INDIANA

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

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

Total cost of real estate improvements:	\$ 916,000
Total cost of manufacturing equipment improvements:	\$ 275,000
Total cost of research and development equipment improvements:	\$ 0
Total cost of logistical distribution equipment improvements:	\$ 0
Total cost of information technology equipment improvements:	\$ 50,000
<b>TOTAL OF ABOVE IMPROVEMENTS:</b>	<b>\$ 1,241,000</b>

**GENERAL INFORMATION**

Real property taxpayer's name: Weigand Properties, LLC

Personal property taxpayer's name: Key Millwork, Inc.

Telephone number: 260-490-7449

Address listed on tax bill: - Northrop Industrial Park Lot 7

Name of company to be designated, if applicable: \_\_\_\_\_

Year company was established: 1998/1995

Address of property to be designated: 713 Incentive Drive

Real estate property identification number: 02-07-11-302-002-000073

Contact person name: Andrew Boxberger

Contact person telephone number: (260) 423-9411 Contact person Email: aboxberger@carsonllp.com

Contact person address: 301 W. Jefferson Suite 200, Fort Wayne, IN 46802

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Larry Weigand	CEO / Secretary	7808 Honeywell Dr. Fort Wayne, IN	(260) 469-7449
Thomas Klafke	President / Treasurer	1830 Wayne Trace Fort Wayne, IN	(260) 426-6501

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

NAME	PERCENTAGE
See Attached	

- 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? NA  
 What percentage of sales is made to the ultimate customer? 5%  
 What percentage of sales will be from service calls? NA

What is the percentage of clients/customers served that are located outside of Allen County? 30

What is the company's primary North American Industrial Classification Code (NAICs)? 238250

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

Key Millwork, a decades old company, based in Fort Wayne, is a cabinet building specialist that offers crown molding installation, cabinet installation and more.

Dollar amount of annual sales for the last three years:

Year	Annual Sales
2018	\$ 2,300,000.00
2017	\$ 2,100,000
2016	\$ 1,500,000

Name	Total
THOMAS J. KLAPPE	30.16548
LAURENCE M. WEIGAND	57.45458
ANDY BINKLEY	.71808
JEREMY RINGGER	5.74558
CHRIS SOSEBEE	2.15438
DAVE JANKOWSKI	1.43648
AARON LYEARGER	.17118
STAN MEYER	2.15438

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

Customer Name	City/State	Annual Gross Sales
Parkview Cancer Institute	Fort Wayne, IN	\$ 1,826,000
Great Lakes Capital (skyline tower)	South Bend, IN	\$ 635,000
ZZC, LLC (Ruth's Chris)	South Bend, IN	\$ 284,000

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

Supplier Name	City/State	Annual Gross Purchases
Cooper Enterprises	Shelby, OH	\$ 494,460
AIA Countertops	Syracuse, IN	\$ 256,844
M&W Counterops	Grabill, IN	\$ 102,664

List the company's top three competitors:

Competitor Name	City/State
Big C Lumber	Fort Wayne, IN
Bracht's Cabinets	Fort Wayne, IN
Molargik Woodworking	Garrett, IN

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

Cabinet building, crown molding installation and cabinet installation

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 subject property is a vacant parcel in Fort Wayne, Indiana. To the south of the site is wetlands. This will require a storm water quality unit that will need to treat the water prior to draining into the wetlands. The property is an odd shaped site which presents some challenges logistically with building orientation and truck turning radius. Finally, the south end of the site is wooded that will need to be cleared and grubbed.

<b>REAL PROPERTY INFORMATION</b>
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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:

vacant land

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

NA

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

120' x 130' Pre-Engineered Metal Building (PEMB) that will become the new production facility for Key Millwork. The building will include 1472sf of office space/restrooms. There will be a mezzanine over the top of the office and a 900 sf storage mezzanine in the southwest corner of the building. The PEMB building will be a single sloped structure with a 24' low eave height. To the south of the facility will be (1) 14x16 overhead door at grade and a 9x10 recessed loading dock for semi-trailer loading/unloading.

Projected construction start (month/year): 12/2018

Projected construction completion (month/year): 06/2019

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)

Weeke Vantech 510 Nested Base CNC; Weeke Optimat ABD 060 Doweling Center; Nederman 10 hp dust collector; drill press; belt/disc sander, Microvellum ver. 15.6 software; and 4000# scissor lift table.

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

Yes  No Will the equipment be leased?

Date first piece of equipment will be purchased (month/year): 01/2019

Date last piece of equipment will be installed (month/year): 12/2022

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

All equipment will be depreciated over 7 years.

**ELIGIBLE VACANT BUILDING INFORMATION**

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

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

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

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

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

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

**PUBLIC BENEFIT INFORMATION**

**EMPLOYMENT INFORMATION FOR FACILITY TO BE DESIGNATED**

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

Please be specific on job descriptions. When listing the occupation codes, please avoid using the "Major Occupational Groupings" (i.e. 11-000, 13-000, 15-000, etc.) which are more general in nature. Instead, use specific occupation codes (i.e. 11-1021, 13-1081, 15-2041 etc) for each created and retained job. To fill out information on occupation and occupation code, use data available through Occupation Employment Statistics for Fort Wayne [http://www.bls.gov/oes/current/oes\\_23060.htm](http://www.bls.gov/oes/current/oes_23060.htm)

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

**Current Full-Time Employment**

Occupation	Occupation Code	Number of Jobs	Total Payroll
Chief Executive	11-1011	1	[REDACTED]
Operations Mgr	11-1021	1	[REDACTED]
Admin Assistant	43-6014	1	[REDACTED]
Drafter	17-3019	1	[REDACTED]
Cabinetmaker	51-7011	5	255,840

**Retained Full-Time Employment**

Occupation	Occupation Code	Number of Jobs	Total Payroll
Chief Executive	11-1011	1	[REDACTED]
Operations Mgr	11-1021	1	[REDACTED]
Admin Assistant	43-6014	1	[REDACTED]
Drafter	17-3019	1	[REDACTED]
Cabinetmaker	51-7011	5	255,840

**Additional Full-Time Employment**

Occupation	Occupation Code	Number of Jobs	Total Payroll
Book Keeping	43-3031	1	[REDACTED]
Cabinetmaker	51-7011	6	268,000
Drafter	17-3019	1	[REDACTED]
Truck Driver	53-3023	1	[REDACTED]
Manager	11-9199	1	[REDACTED]

**PUBLIC BENEFIT INFORMATION**

**Current Part-Time or Temporary Jobs**

Occupation	Occupation Code	Number of Jobs	Total Payroll
N/A			
f			

**Retained Part-Time or Temporary Jobs**

Occupation	Occupation Code	Number of Jobs	Total Payroll
N/A			
f			

**Additional Part-Time or Temporary Jobs**

Occupation	Occupation Code	Number of Jobs	Total Payroll
N/A			
f			

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:

401 k with matching

When will you reach the levels of employment shown above? (month/year): 12/2022

## REQUIRED ATTACHMENTS

The following must be attached to the application.

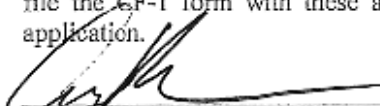
1. **Statement of Benefits Form(s) (first page/front side completed)**
2. **Full legal description of property and a plat map identifying the property boundaries. (Property tax bill legal descriptions are not sufficient.) Should be marked as Exhibit A.**
3. **Check for non-refundable application fee made payable to the City of Fort Wayne.**

ERA filing fee (either real or personal property improvements)	.1% of total project cost not to exceed \$500
ERA filing fee (both real and personal property improvements)	.1% of total project cost not to exceed \$750
ERA filing fee (vacant commercial or industrial building)	\$500
ERA filing fee in an EDTA	\$100
Amendment to extend designation period	\$300
Waiver of non compliance with ERA filing	\$500 + ERA filing fee
4. **Owner's Certificate (if applicant is not the owner of property to be designated)  
Should be marked as Exhibit B if applicable.**

## CERTIFICATION

I, as the legal taxpayer and/or owner, hereby certify that all information and representations made on this application and its attached exhibits are true and complete and that no Improvement Location Permit or Structural Permit has been filed for construction of improvements, the occupation of the vacant building has not taken place and no manufacturing, research and development, logistical distribution or information technology equipment which is a part of this application been purchased and installed as of the date of filing of this application. I also certify that the taxpayer is not delinquent on any and all property tax due to taxing jurisdictions within Allen County, Indiana. I understand that any incorrect information on this application may result in a rescission of any tax phase-ins which I may receive.

I understand that I must file a correctly completed Compliance with Statement of Benefits Form (CF-1/Real Property for real property improvements, CF-1/PP for personal property improvements, and CF-1/VBD for vacant building deduction) and the Public Benefit Annual Update with the City of Fort Wayne Community Development Division in each year in which I receive a deduction. Further the CF-1/PP form must be filed with the county assessor and the CF-1/Real Property and CF-1/VBD must be filed with the county auditor. Failure to file the CF-1 form with these agencies may result in a rescission of any tax phase-in occurring as a result of this application.

  
 \_\_\_\_\_  
 Signature of Taxpayer/Owner

Andy Benzberger Authorized Rep. of Attorney  
 Printed Name and Title of Applicant

11/29/18  
 \_\_\_\_\_  
 Date



**STATEMENT OF BENEFITS  
REAL ESTATE IMPROVEMENTS**

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

NOV 30 2018

CRF  
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:**

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. 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)
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 6-1.1-12.1-7

**SECTION 1 TAXPAYER INFORMATION**

Name of taxpayer  
**Weigand Properties, LLC**

Address of taxpayer (number and street, city, state, and ZIP code)  
**7808 Honeywell Drive Fort Wayne, IN 46825**

Name of contact person <b>Andrew Boxberger</b>	Telephone number <b>( 260 ) 4239411</b>	E-mail address <b>aboxberger@carsonllp.com</b>
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**SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT**

Name of designating body <b>Fort Wayne Common Council</b>	Resolution number
Location of property <b>Honeywell Dr. - Northrop Industrial Park Lot 7</b>	County <b>Allen</b>
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) <b>120' x 130' Pre-Engineered Metal Building (PEMB). Including: a 1472sf of office space/restrooms, a mezzanine over the top of the office and a 900 sf storage mezzanine in the southwest corner of the building.</b>	DLGF taxing district number <b>073</b>
	Estimated start date (month, day, year) <b>12/1/2018</b>
	Estimated completion date (month, day, year) <b>6/30/2019</b>

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

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
9.00	\$494,720.00	9.00	\$494,720.00	10.00	\$438,000.00

**SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT**

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values		42,900.00
Plus estimated values of proposed project	916,000.00	916,000.00
Less values of any property being replaced		
Net estimated values upon completion of project	916,000.00	916,000.00

**SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER**

Estimated solid waste converted (pounds) \_\_\_\_\_ Estimated hazardous waste converted (pounds) \_\_\_\_\_

Other benefits

**SECTION 6 TAXPAYER CERTIFICATION**

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

Signature of authorized representative 	Date signed (month, day, year) <b>11/29/18</b>
Printed name of authorized representative <b>Andy Boxberger</b>	Title <b>Attorney</b>

**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>[Signature]</i>	Telephone number 1260427-1221	Date signed (month, day, year) 12/11/18
Printed name of authorized member of designating body JAN CRANE	Name of designating body CITY COUNCIL	
Attested by (signature and title of attester) <i>[Signature]</i>	Printed name of attester USA PETRETTA HARRIS	

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

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

B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

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

**Abatement schedules**

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

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

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

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



# Exhibit A

## LEGAL DESCRIPTION

Lot Number 7 in Northrop Industrial Park, as recorded in Plat Cabinet E, page 51, and Document Number 990064402, in the Office of the Recorder of Allen County, Indiana.

## TOGETHER WITH:

Part of the Southwest Quarter of Section 11, Township 31 North, Range 12 East, Second Principal Meridian, Allen County, Indiana, more particularly described as follows:

BEGINNING at the Southeast corner of Lot Number 8 in Northrop Industrial Park, said point being monumented by a #5 rebar; thence South 52 degrees 35 minutes 49 seconds East (recorded bearing from the Plat of Northrop Industrial Park and the basis for all bearings in this description) on the Southerly line of Lot Number 7 in said Park, a distance of 65.85 feet to a #5 rebar; thence North 90 degrees 00 minutes 00 seconds West, a distance of 94.51 feet to a #5 rebar on the Southerly line of said Lot Number 8; thence North 46 degrees 32 minutes 06 seconds East on aforesaid Southerly line a distance of 58.14 feet to the Point of Beginning. Containing 1890.13 square feet.



**STATEMENT OF BENEFITS  
PERSONAL PROPERTY**

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

CITY OF FT WAYNE

NOV 30 2018

COMMUNITY DEVL.

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 abetable 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 Key Millwork, Inc.			Name of contact person Andrew Boxberger						
Address of taxpayer (number and street, city, state, and ZIP code) 1830 Wayne Trace Fort Wayne, IN 46803				Telephone number ( 260 ) 423-9411					
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT									
Name of designating body Fort Wayne Common Council				Resolution number (s)					
Location of property Honeywell Dr. - Northrop Industrial Park Lot 7			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.) Weeke Vantech 510 Nested Base CNC; Weeke Optimat ABD 060 Doweling Center; Nederman 10 hp dust collector; drill press; belt/disc sander, Microvellum ver. 15.6 software; and 4000# scissor lift table.				ESTIMATED					
				START DATE		COMPLETION DATE			
				Manufacturing Equipment		01/01/2019		12/01/2022	
				R & D Equipment					
				Logist Dist Equipment					
IT Equipment		01/01/2019		10/01/2022					
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT									
Current number 9	Salaries 494,720	Number retained 9	Salaries 494,720	Number additional 10	Salaries 438,000				
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		
	Current values								
	Plus estimated values of proposed project		275,000 275,000				50,000 50,000		
	Less values of any property being replaced								
Net estimated values upon completion of project		275,000 275,000				50,000 50,000			
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER									
Estimated solid waste converted (pounds)			Estimated hazardous waste converted (pounds)						
Other benefits:									
SECTION 6 TAXPAYER CERTIFICATION									
I hereby certify that the representations in this statement are true.									
Signature of authorized representative				Date signed (month, day, year) 11/29/18					
Printed name of authorized representative Andy Boxberger			Title Attorney						

**FOR USE OF THE DESIGNATING BODY**

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

A. The designated area has been limited to a period of time not to exceed \_\_\_\_\_ calendar years \* (see below). The date this designation expires is December 31, 2021. NOTE: This question addresses whether the resolution contains an expiration date for the designated area.

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

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

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

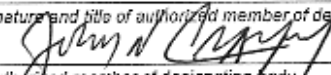
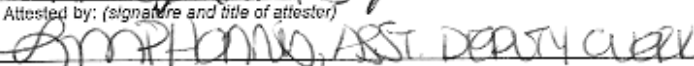
G. Other limitations or conditions (specify) N/A

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 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) 	Telephone number <u>(260) 427-1221</u>	Date signed (month, day, year) <u>12/11/18</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 PETRETTA-HARRIS</u>	

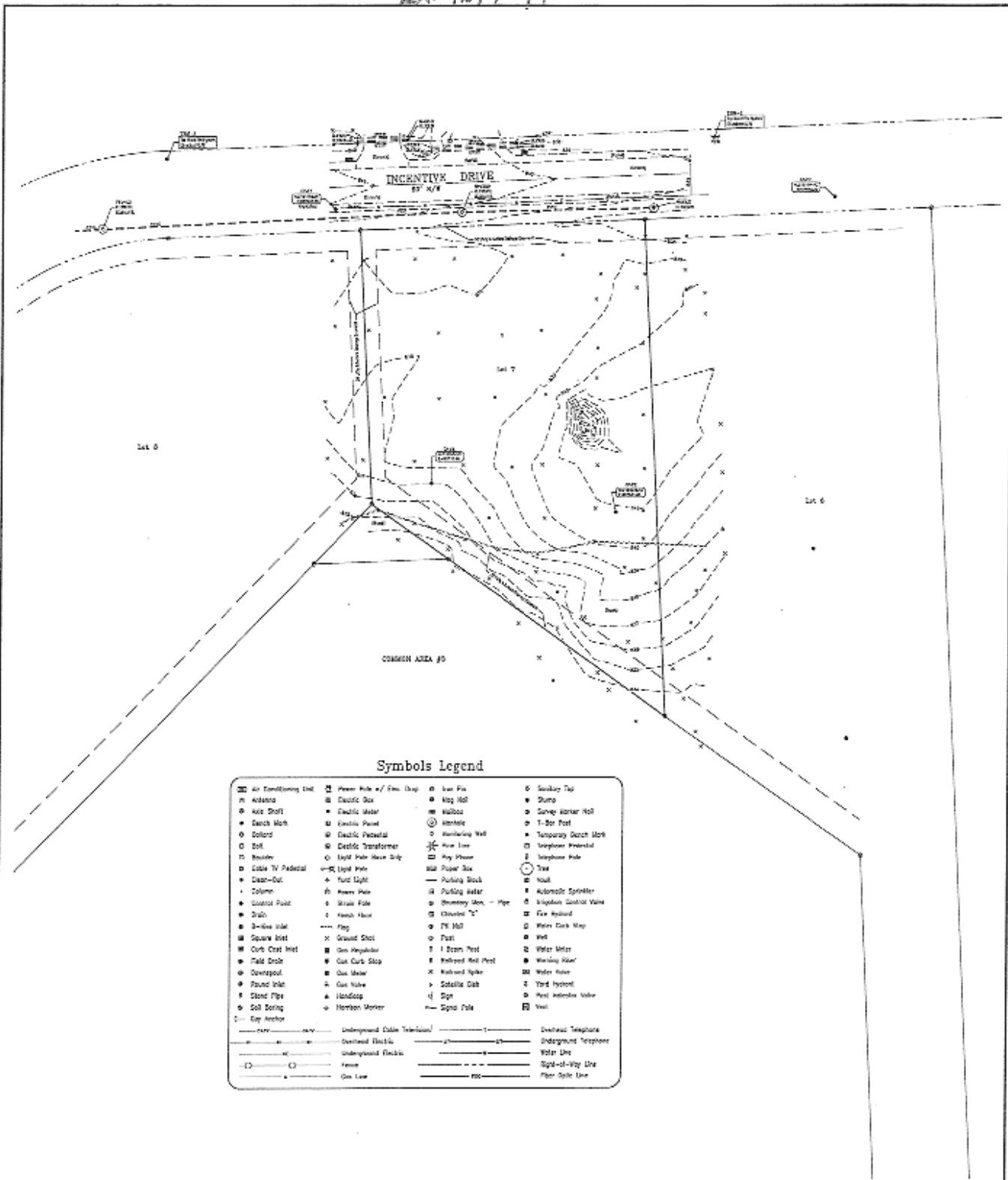
\* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

**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.



### Symbols Legend

<ul style="list-style-type: none"> <li>□ Air Conditioning Unit</li> <li>□ Address</li> <li>□ Aisle Shaft</li> <li>□ Bench Mark</li> <li>□ Collard</li> <li>□ Bolt</li> <li>□ Boulder</li> <li>□ Cable TV Pedestal</li> <li>□ Clear-Out</li> <li>□ Column</li> <li>□ Control Panel</li> <li>□ Drain</li> <li>□ 3-line side</li> <li>□ Square Inlet</li> <li>□ Curb Chest Inlet</li> <li>□ Field Drain</li> <li>□ Downspout</li> <li>□ Poured Inlet</li> <li>□ Stand Pipe</li> <li>□ Soil Boring</li> <li>□ Key Anchor</li> </ul>	<ul style="list-style-type: none"> <li>□ Power Pole w/ Elec. Drop</li> <li>□ Electric Box</li> <li>□ Electric Meter</li> <li>□ Electric Panel</li> <li>□ Electric Transformer</li> <li>□ Light Pole (See Only)</li> <li>□ Light Pole</li> <li>□ Flood Light</li> <li>□ Power Pole</li> <li>□ Strain Pole</li> <li>□ French Drain</li> <li>□ Flag</li> <li>□ Ground Sheet</li> <li>□ Gas Regulator</li> <li>□ Gas Curb Stop</li> <li>□ Gas Meter</li> <li>□ Gas Valve</li> <li>□ Handicap</li> <li>□ Storm Marker</li> </ul>	<ul style="list-style-type: none"> <li>□ Gas Fit</li> <li>□ Gas Hub</li> <li>□ Hubbox</li> <li>□ Manhole</li> <li>□ Manhole Wall</li> <li>□ Fire Line</li> <li>□ Any Pole</li> <li>□ Paper Box</li> <li>□ Parking Block</li> <li>□ Parking Meter</li> <li>□ Stormy Man. Pipe</li> <li>□ Chained "S"</li> <li>□ PE Hub</li> <li>□ Post</li> <li>□ I Beam Post</li> <li>□ Railroad Red Post</li> <li>□ Railroad Spike</li> <li>□ Satellite Dish</li> <li>□ Sign</li> <li>□ Sign Pole</li> </ul>	<ul style="list-style-type: none"> <li>□ Sealing Top</li> <li>□ Storm</li> <li>□ Survey Marker Hub</li> <li>□ T-Bar Post</li> <li>□ Temporary Survey Mark</li> <li>□ Telephone Pedestal</li> <li>□ Telephone Pole</li> <li>□ Tree</li> <li>□ Vault</li> <li>□ Automatic Sprinkler</li> <li>□ Tripdown Control Valve</li> <li>□ Fire Hydrant</li> <li>□ Water Clock Stop</li> <li>□ Well</li> <li>□ Water Meter</li> <li>□ Working Valve</li> <li>□ Water Valve</li> <li>□ Yard Hydrant</li> <li>□ Post Indicator Valve</li> <li>□ Well</li> </ul>
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Location and sizes of underground utilities are shown from best available record drawings and/or field markings. Utility lines shown herein are approximate in location and intended for reference only. Call Indiana Underground Plant Protection Bureau (IUPB) at 1-800-333-5244 for best available location of utilities prior to any excavation.

I, **Mark A. Spotts**, certify that I am a Licensed Surveyor licensed in compliance with the laws of the State of Indiana, and in the best of my knowledge, information and belief all information shown herein is true and accurate.

*Mark A. Spotts*  
 Mark A. Spotts PLS 2120002



**BENCHMARK INFO**  
 U.S.G.S. Benchmark  
 Geopoint: L 305  
 ID: 020112  
 ELEVATION: 678.45 (NGVD 83)

**UTILITY CONTACTS**

**GAS**  
 IUPB  
 180 West Ave  
 Fort Wayne, IN 46802  
 Website: Gas.Solutions.com  
 317.432.6000

**WATER & SEWER & TRAFFIC LIGHTS**  
 City of Fort Wayne  
 200 E. Berry Street, Suite 40  
 Fort Wayne, IN 46802  
 CONTACT: Mark Spotts  
 219-437-6295  
 mark.spotts@cityoffortwayne.org

**SEWER**  
 IUPB  
 180 West Ave  
 Fort Wayne, IN 46802  
 317-432-6000

**TELEPHONE**  
 Hoosier  
 600 N. Jefferson Blvd  
 Fort Wayne, IN 46824  
 Contact: Bob Waters  
 317-437-5555  
 bob.waters@hoosier.com

**CABLE TV**  
 Comcast  
 120 Taylor St.  
 Fort Wayne, IN 46802  
 Contact: John Dwyer  
 317-437-5797  
 john\_dwyer@comcast.com

# Exhibit A

## LEGAL DESCRIPTION

Lot Number 7 in Northrop Industrial Park, as recorded in Plat Cabinet E, page 51, and Document Number 990064402, in the Office of the Recorder of Allen County, Indiana.

## TOGETHER WITH:

Part of the Southwest Quarter of Section 11, Township 31 North, Range 12 East, Second Principal Meridian, Allen County, Indiana, more particularly described as follows:

BEGINNING at the Southeast corner of Lot Number 8 in Northrop Industrial Park, said point being monumented by a #5 rebar; thence South 52 degrees 35 minutes 49 seconds East (recorded bearing from the Plat of Northrop Industrial Park and the basis for all bearings in this description) on the Southerly line of Lot Number 7 in said Park, a distance of 65.85 feet to a #5 rebar; thence North 90 degrees 00 minutes 00 seconds West, a distance of 94.51 feet to a #5 rebar on the Southerly line of said Lot Number 8; thence North 46 degrees 32 minutes 06 seconds East on aforesaid Southerly line a distance of 58.14 feet to the Point of Beginning. Containing 1890.13 square feet.

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Key Millwork, Inc. and Weigand Properties, LLC are requesting the designation of an Economic Revitalization Area for eligible real and personal property improvements in the amount of \$1,241,000. Weigand Properties will construct a new 120' x 130' production facility into which Key Millwork, Inc. will relocate from the Urban Enterprise Center where it has been a long time tenant.**

EFFECT OF PASSAGE: **Investment of \$1,241,000, creation of ten new full-time jobs with an annual payroll of \$438,000 and retention of nine current full-time jobs with an annual payroll of \$494,720.**

EFFECT OF NON-PASSAGE: **Potential loss of investment, creation of ten new full-time jobs with an annual payroll of \$438,000 and retention of nine current full-time jobs with an annual payroll of \$494,720.**

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:** December 4, 2018  
**RE:** Request for designation by Key Millwork, Inc. and Weigand Properties, LLC as an ERA for real and personal property improvements.

## BACKGROUND

PROJECT ADDRESS:	<b>713 Incentive Drive</b>	PROJECT LOCATED WITHIN:	N/A
PROJECT COST:	<b>\$1,241,000</b>	COUNCILMANIC DISTRICT:	<b>3</b>

COMPANY PRODUCT OR SERVICE:	<b>Key Millwork, Inc. is a decades old cabinet building specialist that offers crown molding and cabinet installation. Weigand Properties, LLC is a commercial real estate developer.</b>
PROJECT DESCRIPTION:	<b>Weigand Properties, LLC will construct a new 120'x 130' production facility into which Key Millwork, Inc. will relocate purchasing and installing new personal property equipment.</b>

### CREATED

### RETAINED

JOB'S CREATED (FULL-TIME):	<b>10</b>	JOB'S RETAINED (FULL-TIME):	<b>9</b>
JOB'S CREATED (PART-TIME):	<b>0</b>	JOB'S RETAINED (PART-TIME):	<b>0</b>
TOTAL NEW PAYROLL:	<b>\$438,000</b>	TOTAL RETAINED PAYROLL:	<b>\$494,720</b>
AVERAGE SALARY (FULL-TIME NEW):	<b>\$43,800</b>	AVERAGE SALARY (FULL-TIME RETAINED):	<b>\$54,968</b>

## COMMUNITY BENEFIT REVIEW

Yes  No  N/A

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

**Explain: Weigand Properties, LLC will construct a new 15,600 square foot facility on currently vacant land.**

Yes  No  N/A

Real estate to be designated is consistent with land use policies of the City of Fort Wayne?

**Explain: Property to be designated is zoned I2, General Industrial. Use of 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?

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: Key Millwork, Inc. will relocate to the new facility and purchase and install new manufacturing and information technology equipment.**

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: Key Millwork, Inc. will create ten new full-time positions with an annual payroll of \$438,000 and retain nine full time-positions with an annual payroll of \$494,720.**

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

Under Fort Wayne Common Council's tax abatement policies and procedures, Weigand Properties, LLC is eligible for a five year deduction on real property improvements and Key Millwork, Inc. is eligible for a five year deduction 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**

Key Millwork, Inc./Weigand Properties, LLC

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

**PERSONAL PROPERTY TAX ABATEMENT - 10 yr Schedule**

Year	True Cash		True Tax		Assessed		Tax		Deduction	Taxable A V	Tax Rate	Tax Paid	Tax Saved
	Value	"Pool 2"	Value	Value	Value	Abate %	Abate %	Tax					
1	\$300,000	40%	\$120,000	\$120,000	\$120,000	100%	100%	\$0	\$120,000	\$0	0.034092	\$0	\$4,091
2	\$300,000	56%	\$168,000	\$168,000	\$168,000	80%	80%	\$33,600	\$134,400	\$33,600	0.034092	\$1,145	\$4,582
3	\$300,000	42%	\$126,000	\$126,000	\$126,000	60%	60%	\$75,600	\$50,400	\$50,400	0.034092	\$1,718	\$2,577
4	\$300,000	32%	\$96,000	\$96,000	\$96,000	40%	40%	\$38,400	\$57,600	\$57,600	0.034092	\$1,964	\$1,309
5	\$300,000	30%	\$90,000	\$90,000	\$90,000	20%	20%	\$18,000	\$72,000	\$72,000	0.034092	\$2,455	\$614
6	\$300,000	30%	\$90,000	\$90,000	\$90,000	0%	0%	\$0	\$0	\$0	0.034092	\$0	\$0

TOTAL TAX SAVED

(5 yrs on 5 yr deduction)

\$13,173

TOTAL TAX PAID

(5 yrs on 5 yr deduction)

\$7,282

**REAL PROPERTY TAX ABATEMENT - 10 yr Schedule**

Year	True Tax		Assessed		Tax Paid		Deduction	Taxable AV	Tax Rate	Tax Paid	Tax Saved
	Cash Value	Value	Value	Tax Abate %	%	%					
1	\$916,000	\$916,000	\$916,000	100%	0%	0%	\$916,000	\$0	0.034092	\$0	\$31,228
2	\$916,000	\$916,000	\$916,000	80%	20%	20%	\$732,800	\$183,200	0.034092	\$6,246	\$24,983
3	\$916,000	\$916,000	\$916,000	60%	40%	40%	\$549,600	\$366,400	0.034092	\$12,491	\$18,737
4	\$916,000	\$916,000	\$916,000	40%	60%	60%	\$366,400	\$549,600	0.034092	\$18,737	\$12,491
5	\$916,000	\$916,000	\$916,000	20%	80%	80%	\$183,200	\$732,800	0.034092	\$24,983	\$6,246
6	\$916,000	\$916,000	\$916,000	0%	100%	100%	\$0	\$916,000	0.034092	\$31,228	\$0

TOTAL TAX SAVED REAL PROPERTY

(5 yrs on 5 yr deduction)

\$93,685

TOTAL TAX PAID REAL PROPERTY

(5 yrs on 5 yr deduction)

\$93,685

TOTAL TAX SAVED PERSONAL & REAL

\$106,858

TOTAL TAX PAID PERSONAL & REAL

\$100,967

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

Key Millwork, Inc.

	Points Possible	Points Awarded
<b>INVESTMENT (30 points possible)</b>		
<b>Total new investment in equipment</b>		
Over \$5,000,000	10	
\$1,000,000 to \$4,999,999	8	
\$500,000 to \$999,999 <span style="float: right;">\$300,000</span>	6	
\$0 to \$499,999	4	4
<b>Investment per employee (both jobs created and retained)</b>		
\$35,000 or more	10	
\$18,500 to \$34,999	8	
\$6,250 to \$18,499 <span style="float: right;">\$15,789</span>	6	6
\$1,250 to \$6,249	4	
less than \$1,249	2	
<b>Estimated local income taxes generated from jobs retained</b>		
\$80,000 or more	5	
\$30,000 to \$79,999	4	
\$10,000 to \$29,999	3	
\$5,000 to \$9,999 <span style="float: right;">\$7,321</span>	2	2
less than \$5,000	1	
<b>Estimated local income taxes generated from jobs created (Double points for start-up)</b>		
\$30,000 or more	5	
\$10,000 to \$29,999	4	
\$5,000 to \$9,999 <span style="float: right;">\$6,482</span>	3	3
\$3,000 to \$4,999	2	
less than \$3,000	1	
<b>ECONOMIC BASE (20 points possible)</b>		
<b>Location Quotient in designated Occupation Code (use majority Occupation Code of all created and retained jobs)</b>		
Greater than 1.0	5	5
<b>Estimated Percent of Business done outside Allen County</b>		
Greater than 75%	15	
50% to 74%	10	
25% to 49%	5	5
<b>JOBS (20 points possible)</b>		
<b>Total number of permanent jobs retained</b>		
Over 250	10	
100 to 249	8	
50 to 99	6	
25 to 49	4	
10 to 24	2	
1 to 9 <span style="float: right;">1</span>	1	1
<b>Total number of permanent jobs created (Double for start-up)</b>		
Over 100	10	
50-99	8	
25-49	6	
10-24 <span style="float: right;">10</span>	4	4
1 to 9	2	
<b>WAGES (20 points possible)</b>		
<b>Median salary of the jobs created and/or retained</b>		
Over \$47,999	20	
\$43,000 to \$47,999 <span style="float: right;">\$44,666</span>	16	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

<b>Total</b>	<b>46</b>
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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 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
<b>10 year</b>	<b>10 Year</b>
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%	
<b>7 year</b>	<b>7 Year</b>
Year 1: 100%	Year 1: 100%
Year 2: 85%	Year 2: 100%
Year 3: 71%	Year 3: 100%
Year 4: 57%	Year 4: 100%
Year 5: 43%	Year 5: 100%
Year 6: 29%	Year 6: 71%
Year 7: 14%	Year 7: 43%
Year 8: 0%	
<b>5 year</b>	
Year 1: 100%	
Year 2: 80%	
Year 3: 60%	
Year 4: 40%	
Year 5: 20%	
Year 6: 0%	
<b>3 year</b>	
Year 1: 100%	
Year 2: 66%	
Year 3: 33%	
Year 4: 0%	

## Real Property Abatements

Tax Abatement Review System

Weigand Properties, LLC

Points Possible	Points Awarded
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### 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	\$916,000	8	8
\$100,000 to \$499,999		6	
Under \$100,000		4	

**Investment per employee (both jobs created and retained)**

\$35,000 or more	\$48,210	10	10
\$18,500 to \$34,999		8	
\$6,250 to \$18,499		6	
\$1,250 to \$6,249		4	
less than \$1,249		2	

**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	\$7,321	2	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	\$6,482	3	3
\$3,000 to \$4,999		2	
less than \$3,000		1	

### ECONOMIC BASE (20 points possible)

**Location Quotient in designated Occupation Code**

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

Greater than 1.0		5	5
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**Estimated Percent of Business done outside**

Allen County

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

### JOBS (20 points possible)

**Total number of permanent jobs retained**

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

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

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

### WAGES (20 points possible)

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

Over \$47,999		20	
\$43,000 to \$47,999	\$44,666	16	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

<b>Total</b>	<b>54</b>
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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 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
<b>10 year</b>	<b>10 Year</b>
Year 1: 100%	Year 1: 100%
Year 2: 95%	Year 2: 100%
Year 3: 80%	Year 3: 100%
Year 4: 65%	Year 4: 100%
Year 5: 50%	Year 5: 100%
Year 6: 40%	Year 6: 90%
Year 7: 30%	Year 7: 80%
Year 8: 20%	Year 8: 65%
Year 9: 10%	Year 9: 50%
Year 10: 5%	Year 10: 40%
Year 11: 0%	
<b>7 year</b>	<b>7 Year</b>
Year 1: 100%	Year 1: 100%
Year 2: 85%	Year 2: 100%
Year 3: 71%	Year 3: 100%
Year 4: 57%	Year 4: 100%
Year 5: 43%	Year 5: 100%
Year 6: 29%	Year 6: 71%
Year 7: 14%	Year 7: 43%
Year 8: 0%	
<b>5 year</b>	
Year 1: 100%	
Year 2: 80%	
Year 3: 60%	
Year 4: 40%	
Year 5: 20%	
Year 6: 0%	
<b>3 year</b>	
Year 1: 100%	
Year 2: 66%	
Year 3: 33%	
Year 4: 0%	

**BILL NO. R-18-12-07**

**REPORT OF COMMITTEE ON FINANCE**

**December 11, 2018**

**John Crawford Chair**

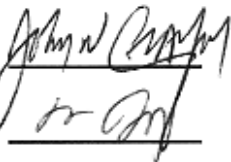
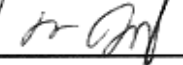



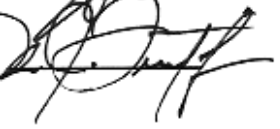
**Jason Arp Co-Chair**

**All Council Members**

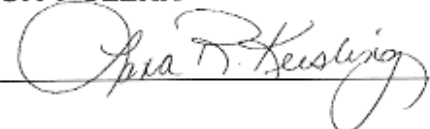
A Declaratory Resolution designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 713 Incentive Drive, Fort Wayne, Indiana 46825

Key Millwork Inc./Weigand Properties, LLC

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

<u>DO PASS</u>	<u>DO NOT PASS</u>	<u>ABSTAIN</u>	<u>NO REC</u>
	_____	_____	_____
	_____	_____	_____
_____		_____	_____
_____	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

**LANA R. KEESLING  
CITY CLERK**



Public Hearing Date: N/A

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

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

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

<u>TOTAL VOTES</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
ARP	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BARRANDA	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: December 11, 2018

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

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

Resolution No. R-18-12-07 on the 11th day of December, 2018

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

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

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 12th of December 2018, at the hour of 10:15 o'clock A.M. E.S.T.

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

Approved and signed by me this 13<sup>TH</sup> day of December 2018, at the hour of 9:00 O'clock AM E.S.T.



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