

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 9190 Yeager Lane, Fort Wayne, Indiana 46818 (American Sealants, Inc./Zaremba Holdings, LLC)

WHEREAS, Petitioner has duly filed its petition dated September 29, 2020 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 annual payroll of \$373,800, with the average additional annual job salary being \$37,380 and retain 47 full-time and three part-time permanent jobs with a total current payroll of \$52,996, with the average current, annual salary of \$59,808; and

WHEREAS, the total estimated project cost is \$2,900,000; 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 October 1, 2020 and July 31, 2021 and personal property

1 for new manufacturing equipment improvements to be made between January 1, 2020 and
2 December 31, 2024.

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 equipment, all contained in Petitioner's Statement of Benefits, are reasonable
7 and are benefits that can be reasonably expected to result from the proposed described
8 redevelopment or rehabilitation and from the installation of new manufacturing equipment.

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

- 11 (a) If the proposed development does not occur, the approximate current year tax rates
12 for this site would be \$3.2476/\$100.
- 13 (b) If the proposed development does occur and no deduction is granted, the
14 approximate current year tax rate for the site would be \$3.2476/\$100 (the change
15 would be negligible).
- 16 (c) If the proposed development occurs and a deduction percentage of fifty percent
17 (50%) is assumed, the approximate current year tax rate for the site would be
18 \$3.2476/\$100 (the change would be negligible).
- 19 (d) If the proposed new manufacturing equipment is not installed, the approximate
20 current year tax rates for this site would be \$3.2476/\$100.
- 21 (e) If the proposed new manufacturing equipment is installed and no deduction is
22 granted, the approximate current year tax rate for the site would be \$3.2476/\$100
23 (the change would be negligible).
- 24 (f) If the proposed new manufacturing equipment is installed and a deduction
25 percentage of eighty percent (80%) is assumed, the approximate current year tax
26 rate for the site would be \$3.2476/\$100 (the change would be negligible).

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

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

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

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

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

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

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

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

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

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **American Sealants, Inc./Zaremba Holdings, LLC is requesting the designation of an Economic Revitalization Area for eligible real and personal property improvements. American Sealants, Inc./Zaremba Holdings, LLC will construct a 25,000 square foot addition to the current facility and purchase and install new personal property manufacturing equipment.**

EFFECT OF PASSAGE: **Investment of \$2,900,000, the retention of 47 full-time permanent jobs and three part-time jobs with an annual payroll of \$2,649,813 and the creation of ten new full-time permanent jobs with an annual payroll of \$373,800.**

EFFECT OF NON-PASSAGE: **Potential loss of investment, the retention of 47 full-time permanent jobs and three part-time jobs with an annual payroll of \$2,649,813 and the creation of ten new full-time permanent jobs with an annual payroll of \$373,800.**

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

ASSIGNED TO COMMITTEE (PRESIDENT): **Jason Arp and Sharon Tucker**

MEMORANDUM



To: City Council
FROM: Carman Young, Economic Development Specialist
DATE: October 7, 2020
RE: Request for designation by American Sealants, Inc./Zaremba Holdings, LLC as an ERA for real property improvements.

BACKGROUND

PROJECT ADDRESS:	9190 Yeager Lane	PROJECT LOCATED WITHIN:	N/A
PROJECT COST:	\$2,900,000	COUNCILMANIC DISTRICT:	4

COMPANY PRODUCT OR SERVICE:	American Sealants, Inc./Zaremba Holdings, LLC is a manufacturer, supplier and packager of adhesive and silicone products.
PROJECT DESCRIPTION:	American Sealants, Inc./Zaremba Holdings, LLC will expand its current facility with a 25,000 square foot addition and purchase and install new personal property equipment.

CREATED		RETAINED	
JOBS CREATED (FULL-TIME):	10	JOBS RETAINED (FULL-TIME):	47
JOBS CREATED (PART-TIME):	0	JOBS RETAINED (PART-TIME):	3
TOTAL NEW PAYROLL:	\$373,800	TOTAL RETAINED PAYROLL:	\$2,649,813
AVERAGE SALARY (FULL-TIME NEW):	\$37,380	AVERAGE SALARY (FULL-TIME RETAINED):	\$52,996

COMMUNITY BENEFIT REVIEW

Yes No N/A

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

Yes No N/A

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

Explain: Property to be designated is zoned 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: A 25,000 square foot addition will added to the current facility.

Yes No N/A

Project encourages the improvement or replacement of obsolete manufacturing and/or research and development and/or information technology and/or logistical distribution equipment?

Explain: New personal property manufacturing equipment will be purchased and installed.

Yes No N/A

Project will result in significant conversion of solid waste or hazardous waste into energy or other useful products?

Yes No N/A

Project encourages preservation of a historically or architecturally significant structure?

Yes No N/A

Construction will result in Leadership in Energy and Environmental Design (LEED) certification by the U.S. Green Building Council?

Yes No N/A

Construction will use techniques to minimize impact on combined sewer overflows? (i.e. rain gardens, bio swales, etc.)

Yes No N/A

ERA designation induces employment opportunities for Fort Wayne area residents?

Explain: 47 full-time permanent jobs and three part-time jobs will be retained with a total annual payroll of \$2,649,813. Ten new full-time permanent jobs will be created with a total annual payroll of \$373,800.

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 schedule of deduction for real property improvements is ten years.
2. The schedule of deduction for personal property improvements is ten years.

Under Fort Wayne Common Council's tax abatement policies and procedures, American Sealants, Inc./Zaremba Holdings, LLC is eligible for a recommended ten year schedule of deduction on real and personal property improvements. Attached is a calculation of property taxes saved/paid with the deduction.


COMMENTS

Signed:



Economic Development Specialist

Reviewed:



Economic Development Administrator

**POOL #2 FORT WAYNE COMMUNITY DEVELOPMENT DIVISION
TAX ABATEMENT - ESTIMATE OF SAVINGS**

American Sealants, Inc.

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

PERSONAL PROPERTY TAX ABATEMENT - 10 yr Schedule													
Year	True Cash Value	"Pool 2" Value	True Tax Value	Assessed Value	Tax Assessed Value	Tax Abate %	Tax Paid %	Deduction	Taxable AV	Tax Rate	Tax Paid	Tax Saved	
1	\$1,500,000	40%	\$600,000	\$600,000	\$600,000	100%	0%	\$600,000	\$0	0.032476	\$0	\$0	\$19,486
2	\$1,500,000	56%	\$840,000	\$840,000	\$840,000	90%	10%	\$756,000	\$84,000	0.032476	\$84,000	\$2,728	\$24,552
3	\$1,500,000	42%	\$630,000	\$630,000	\$630,000	80%	20%	\$504,000	\$126,000	0.032476	\$126,000	\$4,092	\$16,368
4	\$1,500,000	32%	\$480,000	\$480,000	\$480,000	70%	30%	\$336,000	\$144,000	0.032476	\$144,000	\$4,677	\$10,912
5	\$1,500,000	30%	\$450,000	\$450,000	\$450,000	60%	40%	\$270,000	\$180,000	0.032476	\$180,000	\$5,846	\$8,769
6	\$1,500,000	30%	\$450,000	\$450,000	\$450,000	50%	50%	\$225,000	\$225,000	0.032476	\$225,000	\$7,307	\$7,307
7	\$1,500,000	30%	\$450,000	\$450,000	\$450,000	40%	60%	\$180,000	\$270,000	0.032476	\$270,000	\$8,769	\$5,846
8	\$1,500,000	30%	\$450,000	\$450,000	\$450,000	30%	70%	\$135,000	\$315,000	0.032476	\$315,000	\$10,230	\$4,384
9	\$1,500,000	30%	\$450,000	\$450,000	\$450,000	20%	80%	\$90,000	\$360,000	0.032476	\$360,000	\$11,691	\$2,923
10	\$1,500,000	30%	\$450,000	\$450,000	\$450,000	10%	90%	\$45,000	\$405,000	0.032476	\$405,000	\$13,153	\$1,461
11	\$1,500,000	30%	\$450,000	\$450,000	\$450,000	0%	100%	\$0	\$450,000	0.032476	\$450,000	\$14,614	\$0

TOTAL TAX SAVED (10 yrs on 10 yr deduction) **\$102,007**
TOTAL TAX PAID (10 yrs on 10 yr deduction) **\$83,106**

REAL PROPERTY TAX ABATEMENT - 10 yr Schedule											
Year	Cash Value	True Tax Value	Assessed Value	Tax Assessed Value	Tax Abate %	Tax Paid %	Deduction	Taxable AV	Tax Rate	Tax Paid	Tax Saved
1	\$1,400,000	\$1,400,000	\$1,400,000	\$1,400,000	100%	0%	\$1,400,000	\$0	0.032476	\$0	\$45,466
2	\$1,400,000	\$1,400,000	\$1,400,000	\$1,400,000	95%	5%	\$1,330,000	\$70,000	0.032476	\$2,273	\$43,193
3	\$1,400,000	\$1,400,000	\$1,400,000	\$1,400,000	80%	20%	\$1,120,000	\$280,000	0.032476	\$9,093	\$36,373
4	\$1,400,000	\$1,400,000	\$1,400,000	\$1,400,000	65%	35%	\$910,000	\$490,000	0.032476	\$15,913	\$29,553
5	\$1,400,000	\$1,400,000	\$1,400,000	\$1,400,000	50%	50%	\$700,000	\$700,000	0.032476	\$22,733	\$22,733
6	\$1,400,000	\$1,400,000	\$1,400,000	\$1,400,000	40%	60%	\$560,000	\$840,000	0.032476	\$27,280	\$18,187
7	\$1,400,000	\$1,400,000	\$1,400,000	\$1,400,000	30%	70%	\$420,000	\$980,000	0.032476	\$31,826	\$13,640
8	\$1,400,000	\$1,400,000	\$1,400,000	\$1,400,000	20%	80%	\$280,000	\$1,120,000	0.032476	\$36,373	\$9,093
9	\$1,400,000	\$1,400,000	\$1,400,000	\$1,400,000	10%	90%	\$140,000	\$1,260,000	0.032476	\$40,920	\$4,547
10	\$1,400,000	\$1,400,000	\$1,400,000	\$1,400,000	5%	95%	\$70,000	\$1,330,000	0.032476	\$43,193	\$2,273
11	\$1,400,000	\$1,400,000	\$1,400,000	\$1,400,000	0%	100%	\$0	\$1,400,000	0.032476	\$45,466	\$0

TOTAL TAX SAVED REAL PROPERTY (10 yrs on 10 yr deduction) **\$225,059**
TOTAL TAX PAID REAL PROPERTY (10 yrs on 10 yr deduction) **\$275,072**

TOTAL TAX SAVED PERSONAL & REAL **\$327,066**
TOTAL TAX PAID PERSONAL & REAL **\$358,178**

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



CITY OF FT. WAYNE
CRY
SEP 29 2020

12/2019

COMMUNITY DEVELOPMENT
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: 1,400,000

Total cost of manufacturing equipment improvements: 1,500,000

Total cost of research and development equipment improvements: _____

Total cost of logistical distribution equipment improvements: _____

Total cost of information technology equipment improvements: _____

TOTAL OF ABOVE IMPROVEMENTS: 2,900,000

GENERAL INFORMATION

Real property taxpayer's name: Zaremba Holdings, LLC

Personal property taxpayer's name: American Sealants, Inc.

Telephone number: 260-489-0728

Address listed on tax bill: 9190 Yeager Drive, Fort Wayne, IN 46809

Name of company to be designated, if applicable: American Sealants, Inc.

Year company was established: 4/9/1987

Address of property to be designated: 9190 Yeager Drive, Fort Wayne, IN 46809

Real estate property identification number: 02-17-05-100-009.000-071/02-17-05-010.000-071

Contact person name: Chris Zaremba

Contact person telephone number: 260-489-0728 Contact email: czaremba@americansealantsinc.com

Contact person address: 9190 Yeager Drive, Fort Wayne, IN 46809

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Chris Zaremba	President	9190 Yeager Drive, Fort Wayne, IN 46809	260-489-0728
Linda Zaremba	CFO	9190 Yeager Drive, Fort Wayne, IN 46809	260-489-0728

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

NAME	PERCENTAGE
Chris Zaremba	95.238
Linda Zaremba	4.762

- 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)? 325520

Describe the nature of the company's business, product, and/or service: Recognized and trusted manufacturer, supplier, and packager of adhesive & silicone products.

Dollar amount of annual sales for the last three years:

Year	Annual Sales
2019	21,180,476
2018	20,843,058
2017	13,958,221

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

Customer Name	City/State	Annual Gross Sales
We have nondisclosure	We offer private label and those customers	
agreements with our largest customers.	do not want that disclosed.	

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

Supplier Name	City/State	Annual Gross Purchases
Same as above.		

List the company's top three competitors:

Competitor Name	City/State
Silco, Inc.	Mentor, Ohio
Soudal Accumetric	Elizabethtown, Kentucky
Manus Products, Inc.	Waconia, MN

Describe the product or service to be produced or offered at the project site: _____
 Contract packaging, custom color matching, manufacturer of adhesives & silicone products.

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

How does the property for which you are requesting designation meet the above definition of an ERA?
 The area contains other industrial buildings and has experienced growth development in recent years.
 Business growth has exceed capacity of current facility.

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: _____
Manufacturing building, including parking lot.

Describe the condition of the structure(s) listed above: Condition of current structure is good.

Describe the improvements to be made to the property to be designated for tax phase-in purposes: _____
25,000 sq foot expansion to facilitate expanded and increased growth of business.

Projected construction start (month/year): 10/2020

Projected construction completion (month/year): 7/2021

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.)

This project will adhere to all applicable federal, state, and municipal statutes, regulations, ordinances and codes, including but not limited to all Indiana and Allen County Building Codes and the Allen County Zoning Ordinance.

Adherence to all applicable federal, state, and municipal statutes, regulations, ordinances and codes will be maintained throughout all design, permitting, contractor licensure, and construction phases of the Property owner's project. Said adherence shall be attested to on the initial tax phase-in application and each annual Compliance with Statement of Benefits Form.

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, packaging equipment, vacuums, pumps, blowers, mixers and other equipment needed to facilitate the growth.

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): January, 2020
Date last piece of equipment will be installed (month/year): December, 2024

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

What year was the structure built? _____

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.

This project will adhere to all applicable federal, state, and municipal statutes, regulations, ordinances and codes, including but not limited to all Indiana and Allen County Building Codes and the Allen County Zoning Ordinance. Adherence to all applicable federal, state, and municipal statutes, regulations, ordinances and codes will be maintained throughout all design, permitting, contractor licensure, and construction phases of the Property owner's project. Said adherence shall be attested to on the initial tax phase-in application and each annual Compliance with Statement of Benefits Form.

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
Office, operations, & sales		47	2,561,943

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Office, operations & sales		47	2,561,943

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Mfg, production & operations.		10	373,800

PUBLIC BENEFIT INFORMATION

Current Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
Mfg, production & operations		3	87,870

Retained Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
Mfg., production & operations		3	87,870

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

List any benefits not mentioned above: Sick pay/Vacation pay.

When will you reach the levels of employment shown above? (month/year): December, 2024

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 \$1,000
ERA filing fee (both real and personal property improvements)	.1% of total project cost not to exceed \$1,500
ERA filing fee (vacant commercial or industrial building)	\$500
ERA filing fee in an EDTA	\$200
Amendment to extend designation period	\$300
Waiver of non-compliance with ERA filing	\$1,000 + 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 have 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.

Linda S Zaremba
Signature of Taxpayer/Owner

Linda S Zaremba, Treas
Printed Name and Title of Applicant

9-29-20
Date

Return completed application to Community Development staff at 200 E. Berry Street Suite 320 Fort Wayne, IN 46802

Exhibit A

Legal Description

Blocks 13 & 14, excepting the North 225 Feet of said Lot 14, therefrom: In Airport Business Center Section III; an addition to the City of Fort Wayne.

AMERICAN SEALANT GRADING & DRAINAGE PLAN

A PART OF BLOCKS 13 & 14,
AIRPORT BUSINESS CENTER, SECTION 81,
CITY OF FORT WAYNE, ALLEN COUNTY, INDIANA
OWNER: HBC REALTY CORP.

GENERAL DESCRIPTION:
BLOCKS 13 & 14, EXCEPTING THE
NORTH 1/2 OF SECTION 81, AIRPORT
BUSINESS CENTER, SECTION 81,
CITY OF FORT WAYNE, INDIANA.

CULVERT CAPACITY:

TRAFFIC LOAD	PERMISSIBLE AREA	PERMISSIBLE SURFACE	PERMISSIBLE GRADE
HEAVY TRUCKS	12000	ASPH	2.00% CL/AVE
HEAVY TRUCKS	12000	ASPH	2.00% CL/AVE

IF CULVERT
IS 12" DIA. (MINIMUM)
AND 12" DIA. (MINIMUM)
AND 12" DIA. (MINIMUM)
AND 12" DIA. (MINIMUM)

NOTE: PERMISSIBLE SURFACE GRADE
SHOULD BE MAINTAINED AT ALL TIMES
AND SHOULD BE MAINTAINED AT ALL TIMES

NOTE: TOTAL AREA OF THE DRAINAGE
AREA IS 1.00 AC. (APPROX.)
AND THE PERMISSIBLE SURFACE GRADE
IS 2.00% CL/AVE.

NOTE: THE PERMISSIBLE SURFACE GRADE
IS 2.00% CL/AVE.
AND THE PERMISSIBLE SURFACE GRADE
IS 2.00% CL/AVE.

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IS 2.00% CL/AVE.
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AND THE PERMISSIBLE SURFACE GRADE
IS 2.00% CL/AVE.

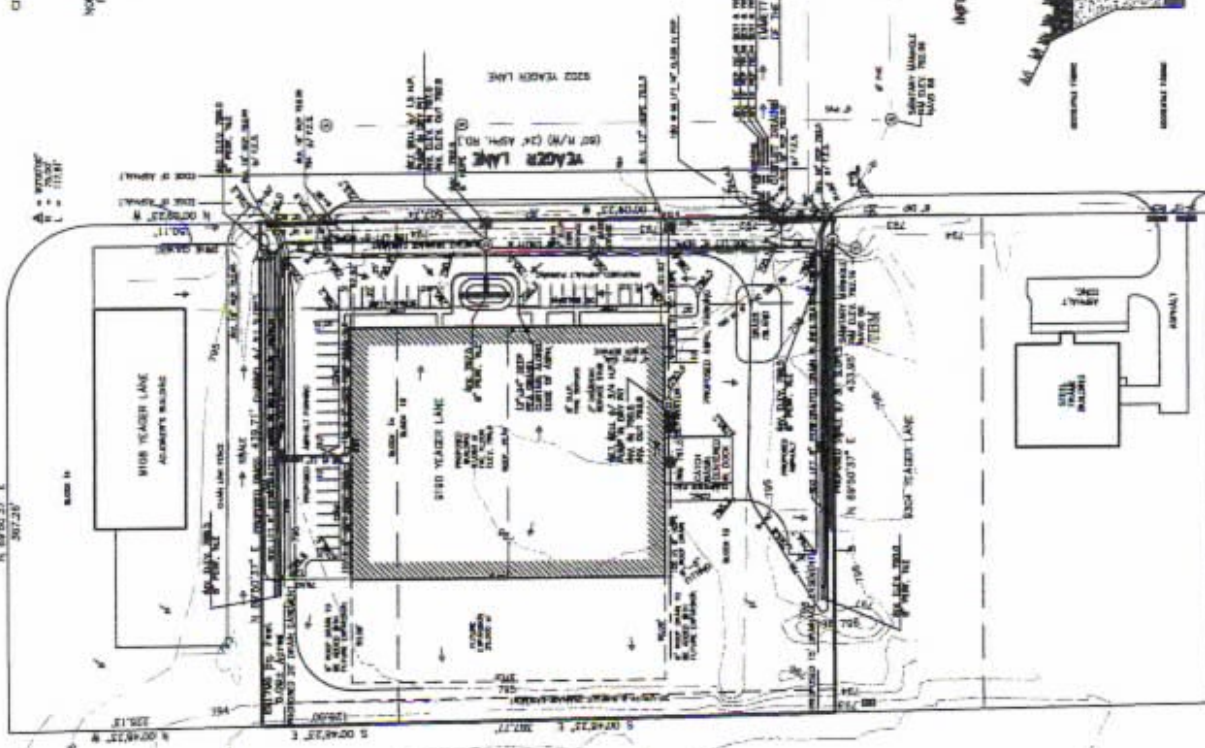
NOTE: THE PERMISSIBLE SURFACE GRADE
IS 2.00% CL/AVE.
AND THE PERMISSIBLE SURFACE GRADE
IS 2.00% CL/AVE.

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NOTE: THE PERMISSIBLE SURFACE GRADE
IS 2.00% CL/AVE.
AND THE PERMISSIBLE SURFACE GRADE
IS 2.00% CL/AVE.



North Arrowed - Heavy #1 (Weighted Concrete)
TOTAL AREA OF NORTH ARROWED - 10000 sq. ft.
PERMISSIBLE SURFACE - 10000 sq. ft.
NO. 70/75 W.P. 10000 (10000) - 10000 sq. ft.

South Arrowed - Heavy #1 (Weighted Concrete)
TOTAL AREA OF SOUTH ARROWED - 10000 sq. ft.
PERMISSIBLE SURFACE - 10000 sq. ft.
NO. 70/75 W.P. 10000 (10000) - 10000 sq. ft.

Developed Site Conditions
TOTAL AREA OF DEVELOPED SITE - 10000 sq. ft.
PERMISSIBLE SURFACE - 10000 sq. ft.
NO. 70/75 W.P. 10000 (10000) - 10000 sq. ft.

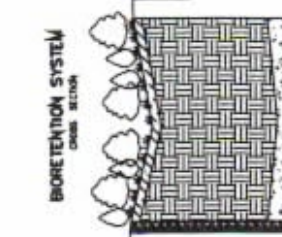
Unimproved Site Conditions
TOTAL AREA OF UNIMPROVED SITE - 10000 sq. ft.
PERMISSIBLE SURFACE - 10000 sq. ft.
NO. 70/75 W.P. 10000 (10000) - 10000 sq. ft.

Permeable Surface
TOTAL AREA OF PERMEABLE SURFACE - 10000 sq. ft.
PERMISSIBLE SURFACE - 10000 sq. ft.
NO. 70/75 W.P. 10000 (10000) - 10000 sq. ft.

Impervious Surface
TOTAL AREA OF IMPERVIOUS SURFACE - 10000 sq. ft.
PERMISSIBLE SURFACE - 10000 sq. ft.
NO. 70/75 W.P. 10000 (10000) - 10000 sq. ft.



Professional Engineer
STATE OF INDIANA
LICENSE NO. 12345

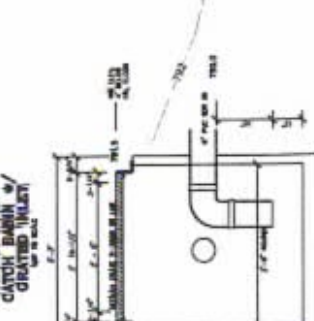


BIORETENTION SYSTEM
CROSS SECTION

INFILTRATION TRENCH
CROSS SECTION



GRAPHIC SCALE
0 10 20 30 40 50
FEET



TRUCK CATCH BASIN
CROSS SECTION

NOTE: THE PERMISSIBLE SURFACE GRADE
IS 2.00% CL/AVE.
AND THE PERMISSIBLE SURFACE GRADE
IS 2.00% CL/AVE.



**STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

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

CITY OF FT. WAYNE
OK
SEP 29 2020
COMMUNITY DEVELOPMENT

20 20 PAY 20 21

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 6-1.1-12.1-17

SECTION 1 TAXPAYER INFORMATION

Name of taxpayer
Zaremba Holdings, LLC/American Sealants, Inc.

Address of taxpayer (number and street, city, state, and ZIP code)
9190 Yeager Drive, Fort Wayne, IN 46809

Name of contact person
Chris Zaremba

Telephone number
(260) 489-0728

E-mail address
czaremba@americansealantsinc.com

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body
Fort Wayne Common Council

Resolution number

Location of property
9190 Yeager Drive, Fort Wayne, IN 46809

County
Allen

DLGF taxing district number
71

Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary)
25,000 sq. foot expansion to building including additional parking for additional employees.

Estimated start date (month, day, year)
10/01/2020

Estimated completion date (month, day, year)
7/31/2021

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

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
50.00	\$2,649,813.00	50.00	\$2,649,813.00	10.00	\$373,800.00

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values		
Plus estimated values of proposed project	1,400,000.00	
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) _____

Other benefits

SECTION 6 TAXPAYER CERTIFICATION

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

Signature of authorized representative
Linda S Zaremba

Date signed (month, day, year)
9-29-20

Printed name of authorized representative
Linda S Zaremba

Title
Treasurer

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 <u>(260) 427-1221</u>	Date signed (month, day, year) <u>10/13/20</u>
Printed name of authorized member of designating body <u>ARON APP</u>	Name of designating body <u>CITY COUNCIL</u>	
Attested by (signature and title of attester) <i>[Signature]</i>	Printed name of attester <u>LISA PETRETTA</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 29 2020
CR-1

COMMUNITY DEVELOPMENT

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 American Sealants, Inc.	Name of contact person Chris Zaremba							
Address of taxpayer (number and street, city, state, and ZIP code) 9190 Yeager Drive, Fort Wayne, IN 46809	Telephone number (260) 489-0728							
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT						
Name of designating body Fort Wayne Common Council	Resolution number (s)							
Location of property 9190 Yeager Drive, Fort Wayne, IN 46809	County Allen	DLGF taxing district number 71						
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.) Manufacturing equipment, packaging equipment, vacuums, pumps, blowers, mixers and other various equipment needed to facilitate growth.	ESTIMATED							
		START DATE	COMPLETION DATE					
	Manufacturing Equipment	01/01/2020	12/31/2024					
	R & D Equipment							
	Logist Dist Equipment							
IT Equipment								
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT								
Current number 50	Salaries 2,649,813	Number retained 50	Salaries 2,649,813					
		Number additional 10	Salaries 373,800					
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	1,500,000						
	Less values of any property being replaced							
Net estimated values upon completion of project	1,500,000							
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 <i>Linda S Zaremba</i>		Date signed (month, day, year) 9-29-20						
Printed name of authorized representative Linda S Zaremba		Title Treasurer						

FOR USE OF THE DESIGNATING BODY

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

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

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

1. Installation of new manufacturing equipment;	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Enhanced Abatement per IC 6-1.1-12.1-18 Check box if an enhanced abatement was approved for one or more of these types.
2. Installation of new research and development equipment;	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
3. Installation of new logistical distribution equipment.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
4. Installation of new information technology equipment;	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	

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

D. The amount of deduction applicable to new research and development equipment is limited to \$ N/A cost with an assessed value of \$ N/A. (One or both lines may be filled out to establish a limit, if desired.)

E. The amount of deduction applicable to new logistical distribution equipment is limited to \$ N/A cost with an assessed value of \$ N/A. (One or both lines may be filled out to establish a limit, if desired.)

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

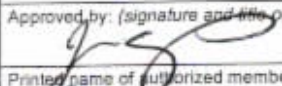

G. Other limitations or conditions (specify) N/A

H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction is allowed for:

<input type="checkbox"/> Year 1	<input type="checkbox"/> Year 2	<input type="checkbox"/> Year 3	<input type="checkbox"/> Year 4	<input type="checkbox"/> Year 5	<input type="checkbox"/> Enhanced Abatement per IC 6-1.1-12.1-18 Number of years approved: _____ (Enter one to twenty (1-20) years; may not exceed twenty (20) years.)
<input type="checkbox"/> Year 6	<input type="checkbox"/> Year 7	<input type="checkbox"/> Year 8	<input type="checkbox"/> Year 9	<input checked="" type="checkbox"/> Year 10	

I. For a Statement of Benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17? Yes No
If yes, attach a copy of the abatement schedule to this form.
If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

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

Approved by: (signature and title of authorized member of designating body)	Telephone number	Date signed (month, day, year)
	760427-1221	10/13/20
Printed name of authorized member of designating body	Name of designating body	
JASON ARP	CITY COUNCIL	
Attested by: (signature and title of attester)	Printed name of attester	
 ASST. DEPUTY CLERK	LISA M. PETRETTA	

* 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.

A CONFIRMING RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 9190 Yeager Lane, Fort Wayne, Indiana, 46809 (American Sealants, Inc./Zaremba Holdings, LLC)

WHEREAS, Common Council has previously designated and declared by Declaratory Resolution the following described property as 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 annual payroll of \$373,800, with the average additional annual job salary being \$37,380 and retain 47 full-time and three part-time permanent jobs with a total current payroll of \$52,996, with the average current, annual salary of \$59,808; and

WHEREAS, the total estimated project cost is \$2,900,000; and

WHEREAS, a recommendation has been received from the Committee on Finance concerning said Resolution; and

WHEREAS, notice of the adoption and substance of said Resolution has been published in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 and a public hearing has been conducted on said Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, the Resolution previously designating the above described property as an "Economic Revitalization Area" is confirmed in all respects.

SECTION 2. That, the hereinabove described property is hereby declared an "Economic Revitalization Area" pursuant to I.C. 6-1.1-12.1, said designation to begin on the effective date 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 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 October 1, 2020 and July 31, 2021 and personal property for new manufacturing equipment improvements to be made between January 1, 2020 and December 31, 2024.

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

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

- (a) If the proposed development does not occur, the approximate current year tax rates for this site would be \$3.2476/\$100.
- (b) If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be \$3.2476/\$100 (the change would be negligible).
- (c) If the proposed development occurs and a deduction percentage of fifty percent (50%) is assumed, the approximate current year tax rate for the site would be \$3.2476/\$100 (the change would be negligible).
- (d) If the proposed new manufacturing equipment is not installed, the approximate current year tax rates for this site would be \$3.2476/\$100.
- (e) If the proposed new manufacturing equipment is installed and no deduction is granted, the approximate current year tax rate for the site would be \$3.2476/\$100 (the change would be negligible).

- (f) If the proposed new manufacturing equipment is installed and a deduction percentage of eighty percent (80%) is assumed, the approximate current year tax rate for the site would be \$3.2476/\$100 (the change would be negligible).

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

SECTION 7. The deduction schedule from the assessed value of the real property and personal property pursuant to I.C. 6-1.1-12.1-17 shall look like this:

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

SECTION 8. The deduction schedule from the assessed value of new manufacturing, logistical and 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	90%
3	80%
4	70%
5	60%
6	50%
7	40%
8	30%
9	20%
10	10%
11	0%

SECTION 9. That, the benefits described in the Petitioner's Statement of Benefits can be reasonably expected to result from the project and are sufficient to justify the applicable deductions.

SECTION 10. For personal property manufacturing equipment, a deduction application must contain a performance report showing the extent to which there has been compliance with the Statement of Benefits form approved by the Fort Wayne Common Council at the time of filing. This report must be submitted to the Allen County Auditor's Office, and the City of Fort Wayne's Community Development Division and must be included with the deduction application. For ten subsequent years, the performance report must be updated and submitted along with the deduction application at the time of filing.

SECTION 11. For real property, a deduction application must contain a performance report showing the extent to which there has been compliance with the Statement of Benefits form approved by the Fort Wayne Common Council at the time of filing. This report must be submitted to the Allen County Auditor's Office and the City of Fort Wayne's Community Development Division and must be included in the deduction application. For ten subsequent years, the performance report must be updated each year in which the deduction is applicable at the same time the property owner is required to file a personal

property tax return in the taxing district in which the property for which the deduction was granted is located. If the taxpayer does not file a personal property tax return in the taxing district in which the property is located, the information must be provided by May 15.

SECTION 12. The performance report must contain the following information:

- A. The cost and description of real property improvements and/or purchase of real estate and new personal property for new manufacturing, logistical distribution, and information technology equipment.
- B. The number of employees hired through the end of the preceding calendar year as a result of the deduction.
- C. The total salaries of the employees hired through the end of the preceding calendar year as a result of the deduction.
- D. The total number of employees employed at the facility receiving the deduction.
- E. The total assessed value of the real and/or personal property deductions.
- F. The tax savings resulting from the real and/or personal property being abated.

SECTION 13. That, the taxpayer is non-delinquent on any and all property tax due to jurisdictions within Allen County, Indiana.

SECTION 14. 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 10 of said chapter if the property owner ceases operations at the facility for which the deduction was granted and if the Common Council finds that the property owner obtained the deduction by intentionally providing false information concerning the property owner's plans to continue operation at the facility.

SECTION 15. 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 A LEGALITY

Carol Helton, City Attorney

BILL NO. R-20-10-17

REPORT OF COMMITTEE ON FINANCE

October 13, 2020

Jason Arp Chair

Sharon Tucker Co-Chair


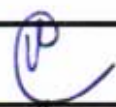
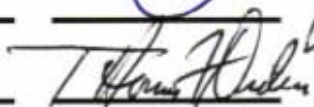
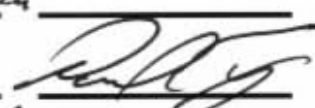

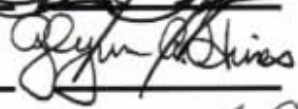



All Council Members

A Declaratory Resolution designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 9190 Yeager Lane, Fort Wayne, Indiana 46818

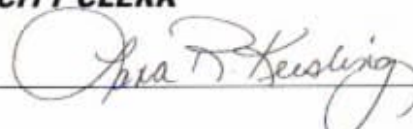
American Sealants, Inc./Zaremba Holdings, LLC

This bill is to be Introduced, Discussed and voted for Passage in the same evening

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

<u>COUNCIL MEMBER</u>	<u>DO PASS</u>	<u>DO NOT PASS</u>	<u>ABSTAIN</u>
ARP			
CHAMBERS			
DIDIER			
ENSLEY			
FREISTROFFER			
HINES			
JEHL			
PADDOCK			
TUCKER			

**LANA R. KEESLING
CITY CLERK**



Public Hearing Date: N/A

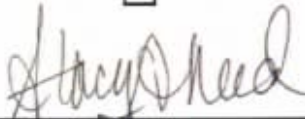
Read the first time in full and on motion by Councilperson Arp.

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

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

<u>TOTAL VOTES</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
ARP	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CHAMBERS	<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"/>
TUCKER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DATED: October 13, 2020



STACY A. REED, DEPUTY CITY CLERK

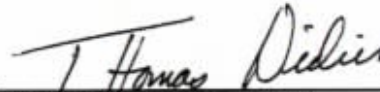
Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as

Resolution No. R-20-10-17 on the 13th day of October, 2020

ATTEST:

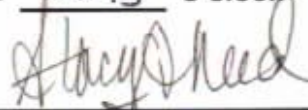


STACY A. REED
DEPUTY CITY CLERK



PRESIDING OFFICER

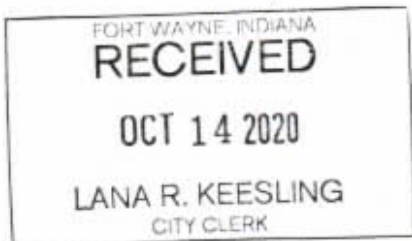
Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 14th of October 2020, at the hour of 9:45 o'clock A.M. E.S.T.



STACY A. REED, DEPUTY CITY CLERK

Approved and signed by me this 14th day of October

2020, at the hour of 11:00 o'clock AM E.S.T.


THOMAS C. HENRY, MAYOR