BILL NO. R-12-10-05

DECLARATORY RESOLUTION NO. R-_______

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 7617 Freedom Way, Fort Wayne, Indiana 46808 (Wagner-Meinert, LLC)

WHEREAS, Petitioner has duly filed its petition dated September 26, 2012 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 13 full-time, permanent jobs for a total new, annual payroll of $725,000, with the average new annual job salary being $55,769 and retain 140 full-time, permanent jobs for a total current annual payroll of $9,230,000, with the average current, annual job salary being $65,929; and

WHEREAS, the total estimated project cost is $374,325; 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, 2016, 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:

... Said Resolution shall be filed with the Allen County Assessor;

... 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";

... 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 and personal property for information technology equipment.

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 information technology 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 information technology equipment.

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

- If the proposed development does not occur, the approximate current year tax rates for this site would be $3.0261/$100.
- If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be $3.0261/$100 (the change would be negligible).
- 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 $3.0261/$100 (the change would be negligible).
- If the proposed new information technology equipment is not installed, the approximate current year tax rates for this site would be $3.0261/$100.
- If the proposed new information technology equipment is installed and no deduction is granted, the approximate current year tax rate for the site would be $3.0261/$100 (the change would be negligible).
- If the proposed new information technology equipment is installed and a deduction percentage of eighty percent (80%) is assumed, the approximate current year tax rate for the site would be $3.0261/$100 (the change would be negligible).

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 That, this Resolution shall be subject to being confirmed, modified and confirmed, or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

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

SECTION 8. 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 9. That, the taxpayer is non-delinquent on any and all property tax due to jurisdictions within Allen County, Indiana.

SECTION 10. That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that has received a deduction under section 3 or 4.5 of this chapter may be required to repay the deduction amount as determined by the county auditor in accordance with section 12 of said chapter if the property owner ceases operations at the facility for which the deduction was granted and if the Common Council finds that the property owner obtained the deduction by intentionally providing false information concerning the property owner's plans to continue operation at the facility.

SECTION 11. 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

SEP 26 2012

COMMUNITY DEVL.

12/2011

ECONOMIC REVITALIZATION AREA APPLICATION
CITY OF FORT WAYNE, INDIANA

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

- [x] **Real Estate Improvements**
- [x] **Personal Property Improvements**
- [ ] **Vacant Commercial or Industrial Building**

Total cost of real estate improvements:	$310,000.00
Total cost of manufacturing equipment improvements:	
Total cost of research and development equipment improvements:	
Total cost of logistical distribution equipment improvements:	
Total cost of information technology equipment improvements:	$ 64,325.00
TOTAL OF ABOVE IMPROVEMENTS:	$374,325.00

GENERAL INFORMATION

Real property taxpayer's name: WM Fort WayneeProperties, LLC

Personal property taxpayer's name: Wagner-Meinert, LLC

Telephone number: 260-489-7555

Address listed on tax bill: 7617 Freedom Way, Fort Wayne, IN 46818

Name of company to be designated, if applicable: Wagner-Meinert, LLC

Year company was established: 2011

Address of property to be designated: 7617 Freedom Way, Fort Wayne, IN 46818

Real estate property identification number: 02-07-09-451-004.000-073

Contact person name: Joseph K. Deeter

Contact person telephone number: 260-489-7555 Contact person Email:

Contact person address: Same as Above

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Tim Wagner	President	7617 Freedom Way	260-489-7555
Joe Deeter	CFO	7617 Freedom Way	260-489-7555
Doug Zollinger	VP of Operations	7617 Freedom Way	260-489-7555
Joe Wagner	VP of Engineering	7617 Freedom Way	260-489-7555

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

NAME	PERCENTAGE
Ambassador Enterprises LLC	80.04%

☐ 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 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 Is the property for which you are requesting ERA designation located in a HUBzone? (see attached map for current areas)

☐ Yes ☒ No Do you plan to request state or local assistance to finance public improvements?

Describe the product or service to be produced or offered at the project site: Engineering andCConstruction Services for Industrial Refrigeration, Food Process, Mechanical/HVAC, Controls and Automation, PSM and Safety Services

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?

See Attached Statement

Wagner-Meinert, Inc.
Economic Revitalization Area Application
Summary of Property Description

The subject property has been zoned industrial for a number of years. Until the City of Fort Wayne began the Summit Industrial Project, there was little or no growth in the area. Every project that has been developed in this area has been induced by one or more economic development incentives (i.e. Industrial Revenue Bonds, Tax Abatements, etc.).

Because of the size of its shop, Wagner-Meinert, Inc. has been forced to fabricate its products on its customers' premises using labor from the customers' local communities instead of using Fort Wayne local labor. If the Fabrication Shop was expanded, Wagner-Meinert would be able to employ more Fort Wayne local labor. Also, fabricating products locally is a benefit to the Fort Wayne economy because fabrication equipment, materials and supplies will be purchased locally rather than from communities in Ohio, Michigan and Illinois where customers are located.

Finally, expanding the size of the Wagner-Meinert facility would result in additional tax revenue to the City of Fort Wayne via local income tax on new employees' wages and real estate tax on the additional real estate improvements.

REAL PROPERTY INFORMATION

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

Describe any structure(s) that is/are currently on the property: Existing 35,000 S.F. facility consisting of office (8,400), fabrication shop (16,400) and warehouse (10,200)

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

Describe the improvements to be made to the property to be designated for tax abatement purposes: Convert 1,200 S.F. of fab shop to new two-story office space to accommodate additional work force.

Projected construction start (month/year): October 2012

Projected construction completion (month/year): January 2013

☐ 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)

Copiers, computers, telephones, printers, network equipment and servers. See Attachment #1

☐ 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?

Equipment purchase date (month/year): 12/12 - 12/14

Equipment installation date (month/year): 12/12 - 12/14

Please provide the depreciation schedule term for equipment under consideration for personal property tax abatement:

3 - 10 Years. See Attachment #1

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 abatement 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.

____

N/A

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. 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

Current Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
See Attachment	#2	140	$9,230,000.00

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
See Attachment	#2	140	$9,230,000.00

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
See Attachment	#2	13	725,000.00

PUBLIC BENEFIT INFORMATION

Current Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll

Retained Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll

Additional Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll

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

- [x] Pension Plan
- [x] Major Medical Plan
- [x] Disability Insurance
- [x] Tuition Reimbursement
- [x] Life Insurance
- [ ] Dental Insurance

List any benefits not mentioned above: ______________________

When will you reach the levels of employment shown above? (month/year): 12/2014

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 neither an Improvement Location Permit nor a Structural Permit haS been filed for construction of improvements, nor has any 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 abatements 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 and CF-1/PP for personal property improvements) with **BOTH** the City of Fort Wayne Community Development Division, **AND** the County Auditor in each year in which I receive a deduction. Failure to file the CF-1 form with either agency may result in a rescission of any tax abatement occurring as a result of this application.

Joseph K Deeter, CFO

Signature of Taxpayer/Owner

JOSEPH K. DEETER, CFO

Printed Name and Title of Applicant

9-25-12

Date

ATTACHMENT # 1

WAGNER-MEINERT LLC
2012 - PROPERTY TAX BATEMENT - EQUIPMENT SCHEDULE
9/25/2012

	Qty	Unit Price	Extended Price	Date in Serivce	Depreciable Life
Desktop Printers	8	300.00	2,400.00	Dec 2012 - Dec 2014	3 Years
Laptops w/docking station	10	2,200.00	22,000.00	Dec 2012 - Dec 2014	3 Years
Computer Monitors	10	130.00	1,300.00	Dec 2012 - Dec 2014	3 Years
Computer Workstation	1	700.00	700.00	Dec 2012	3 Years
Multifunction Machine	2	13,000.00	26,000.00	Dec 2012	3 Years
Workgroup Printer	1	2,000.00	2,000.00	Dec 2012	3 Years
Network Switch	1	800.00	800.00	Dec 2012	5 Years
Network Server	1	5,000.00	5,000.00	October 2012	5 Years
Telephones	15	175.00	2,625.00	Dec 2012 - Dec 2014	10 Years
Telephone Line Card	1	1,500.00	1,500.00	Dec 2012	10 Years
			64,325.00		

WAGNER-MEINERT LLC ATTACHMENT #2

2012 - PROPERTY TAX BATEMENT - EMPLOYMENT SCHEDULE

9/25/2012

Current Full-Time Employment

Current # of Employees	140
Current Salary	9,230,000.00

Retained Full-Time Employment

Current # of Employees	140
Current Salary	9,230,000.00

Additional Full-Time Employment

Additional Employees	13
Additional Salary	$ 725,000.00

Occupation	Occupation Code	# of Jobs	Annual Rate	Total Payroll
Project Safety Mgmt Engineer	17-3027	1	50,000.00	50,000.00
Detailer	47-2152	1	65,000.00	65,000.00
Computer Aided Draftsman	17-3013	2	35,000.00	70,000.00
Biller	43-3021	1	30,000.00	30,000.00
Estimater	13-1051	1	60,000.00	60,000.00
Project Manager	11-9021	2	65,000.00	130,000.00
Engineer	17-2141	2	75,000.00	150,000.00
Controls Engineer	17-2061	2	60,000.00	120,000.00
Quality Control	47-2152	1	50,000.00	50,000.00
Total		**13**		**725,000.00**

Occupation Code information obtained from http://www.bls.gov/oes/current/oes_23060.htm

WAGNER-MEINERT LLC
Engineers – Contractors
www.wagner-meinert.com

7617 Freedom Way
Fort Wayne, IN 46818
Phone: 260-489-7555
Fax: 260-489-7473

Refrigeration & HVAC
Mechanical & Plumbing
Food Process
PSM-RMP & Safety Services
Controls & Automation
Planned Maintenance

September 25, 2012

Fort Wayne Common Council

RE: Wagner-Meinert, LLC - 2012 Tax Abatement Filing

Dear Council Representatives:

Listed below is the anticipated breakdown of the cost associated with the construction of our proposed office expansion for which we are seeking tax abatement.

Design Collaborative – Architectural services	$ 10,000.00
Schenkel Construction – General construction	$174,248.00
KDA – Millwork	$ 43,248.00
WMI – Mechanical & HVAC	$ 25,000.00
Votaw – Electrical	$ 24,743.00
Bohl – Overhead Crane Modifications	$ 3,000.00
WMI – Contingency	$ 30,000.00
Total	$310,239.00

Respectfully submitted,

WAGNER-MEINERT, LLC

Mark A. Schenkel
Senior Project Engineer

WAGNER-MEINERT LLC
Engineers – Contractors
www.wagner-meinert.com

7617 Freedom Way
Fort Wayne, IN 46818
Phone: 260-489-7555
Fax: 260-489-7473

Refrigeration & HVAC
Mechanical & Plumbing
Food Process
PSM-RMP & Safety Services
Controls & Automation
Planned Maintenance

September 25, 2012

Fort Wayne Common Council

Re: Wagner-Meinert, LLC 2012 Tax Abatement Filing

Dear Council Representatives:

Wagner-Meinert, LLC purchased all of the assets of Wagner-Meinert, Inc. and WMI Leasing, Inc. effective September 9, 2011. Wagner-Meinert, Inc. and WMI Leasing, Inc. are no longer in business and Wagner-Meinert Engineering, LLC operates as the successor company, through its 100% owned subsidiary Wagner-Meinert LLC, and WM Fort Wayne Properties LLC of these two companies.

Wagner-Meinert Engineering, LLC is the parent company of Wagner-Meinert, LLC which still maintains the same address, management, physical assets, employees and client base as the two former corporations. Wagner-Meinert, LLC operations remain the same engineering/design build contractor focusing on industrial refrigeration, food process, mechanical and HVAC systems as the three former companies. WM Fort Wayne Properties, LLC purchased the fixed assets of WMI, Inc. and is the real estate company that owns the building in use by Wagner-Meinert, LLC.

In the past, we have received tax abatements for Wagner-Meinert, Inc. and WMI Leasing, Inc. when we added new construction to our facility to keep up with our growth. We are excited to present to the County Council this current tax abatement application. Wagner-Meinert Engineering, LLC through its 100% owned subsidiary Wagner-Meinert, LLC continues to grow and employ more people. To keep up with that growth again, WM Fort Wayne Properties, LLC is adding office space for future Wagner-Meinert LLC employees.

Please consider Wagner-Meinert Engineering LLC, Wagner-Meinert, LLC and WM Fort Wayne Properties as "one in the same" as Wagner-Meinert, Inc., WMI Leasing, Inc. and WMI, Inc.

Respectfully,

WAGNER-MEINERT, LLC

Joseph K. Deeter

Joseph K. Deeter, Owner

"Our Reputation is Our Future"
MEMBER OF: IIAR-ASHRAE-RETA-MCA-MSCA-NCPWB

CITY OF FT WAYNE

SEP 26 2012

COMMUNITY DEVL.

STATEMENT OF BENEFITS
PERSONAL PROPERTY
State Form 51764 (5-04)
Prescribed by the Department of Local Government Finance

FORM SB - 1 / PP

INSTRUCTIONS:

1. *This statement must be submitted to the body designating the economic revitalization area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987 and areas designated after July 1, 1987 require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)*
2. *Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to installation of the new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment, **BEFORE** a deduction may be approved*
3. *To obtain a deduction, Form 322 ERA/PPME and/or Form 322 ERA/PP Other, must be filed with the county auditor. Form 322 ERA/PPME and/or Form 322 ERA/PP Other must be filed between March 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 becomes assessable, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and the extended due date of that year.*
4. *Property owners whose Statement of Benefits was approved after June 30, 1991 must submit Form CF-1 annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)*
5. *The schedules established under IC 6-1.1-12.1-4(d) and IC 6-1.1-12.1-4.5(e) effective July 1, 2000 apply to any statement of benefits filed on or after July 1, 2000. The schedules effective prior to July 1, 2000 shall continue to apply to those statement of benefits filed before July 1, 2000.*

SECTION 1 — TAXPAYER INFORMATION

Name of taxpayer: Wagner-Meinert, LLC	
Address of taxpayer *(street and number, city, state and ZIP code)*: 7617 Freedom Way, Fort Wayne, IN 46818	
Name of contact person: Joseph K. Deeter	Telephone number: 260-489-7555

SECTION 2 — LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body: Fort Wayne Common Council		Resolution number:
Location of property: 7617 Freedom Way, Fort Wayne,IN46818	County: Allen	Taxing district: 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)*

Copiers, computers, telephones, printers, network equipment and servers

	ESTIMATED Start Date	ESTIMATED Completion Date
Manufacturing Equipment		
R & D Equipment		
Logist Dist Equipment *		
IT Equipment *	10/12	12/14

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

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
140	$9,230,000.00	140	$9,230,000.00	13	725,000.00

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							64,325	
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	Title	Date signed *(month, day, year)*
	Controller	9/25/2012

* See IC 6-1.1-12.1-2.3.

STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS

State Form 51767 (R2 / 1-07)
Prescribed by the Department of Local Government Finance

CITY OF FT WAYNE
SEP 26 2012
COMMUNITY DEVL.

20____ PAY 20____
FORM SB-1 / Real Property

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)
☐ Eligible vacant building (IC 6-1.1-12.1-4.8)

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. "Projects" planned or committed to after July 1, 1987, and areas designated after July 1, 1987, require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)*
2. *Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation,* ***BEFORE*** *a deduction may be approved.*
3. *To obtain a deduction, application Form 322 ERA/RE or Form 322 ERA/VBD, Whichever is applicable, must be filed with the County Auditor by the later of: (1) May 10; or (2) thirty (30) days after the notice of addition to assessed valuation or new assessment is mailed to the property owner at the address shown on the records of the township assessor.*
4. *Property owners whose Statement of Benefits was approved after June 30, 1991, must attach a Form CF-1/Real Property annually to the application to show compliance with the Statement of Benefits. [IC 6-1.1-12.1-5.1(b) and IC 6-1.1-12.1-5.3(j)]*
5. *The schedules established under IC 6-1.1-12.1-4(d) for rehabilitated property and under IC 6-1.1-12.1-4.8(1) for vacant buildings apply to any statement of benefits approved on or after July 1, 2000. The schedules effective prior to July 1, 2000, shall continue to apply to a statement of benefits filed before July 1, 2000.*

SECTION 1 — TAXPAYER INFORMATION

Name of taxpayer: Wagner-Meinert, LLC		
Address of taxpayer (*number and street, city, state, and ZIP code*): 7617 Freedom Way, Fort Wayne, IN 46818		
Name of contact person: Joseph K. Deeter	Telephone number: 260-489-7555	E-mail address:

SECTION 2 — LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body: Fort Wayne Common Council		Resolution number:
Location of property: 7617 Freedom Way, Ft. Wayne, IN	County: Allen	DLGF taxing district number: 073
Description of real property improvements, redevelopment, or rehabilitation (*use additional sheets if necessary*): Building modifications to current facility for construction of a two-story office area.		Estimated start date (*month, day, year*): 10/12 Estimated completion date (*month, day, year*): 1/13

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

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
140	$9,230,000.00	140	$9,230,000.00	13	725,000.00

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.	REAL ESTATE IMPROVEMENTS COST	REAL ESTATE IMPROVEMENTS ASSESSED VALUE
Current values		
Plus estimated values of proposed project	$ 310,000.00	$ 310,000.00
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	Title	Date signed (*month, day, year*)
[signature]	Controller	9/25/2012

EXHIBIT A

COIL & DICKMEYER, INC.

Civil Engineers - Land Surveyors - Planners
6044 East State Boulevard
Fort Wayne, Indiana 46815-7639
Office: 219-749-0125

D. David Coil, P.E. #60006043
Kerry D. Dickmeyer, L.S. #S0243
John L. Updike, L.S. #S0404

Sheet 2 of 3

Survey No. S. 94300

SURVEY PLAT

This document is a re-survey of land and real estate located in Allen County, Indiana, made in accordance with the records on file in the Office of the Recorder of said county.

LEGAL DESCRIPTION

The South 180.0 feet of Lot #2 in the Amended Plat of Liberty Industrial Park, located in the Southeast One-Quarter of Section 9, Township 31 North, Range 12 East, Allen County, Indiana and more particularly described as follows:

BEGINNING at the Southeast corner of Lot # 2 in the Amended Plat of Liberty Industrial Park; thence North 0 degree 11 minutes 36 seconds West (bearing based on plat) along the West right-of-way line of Freedom Way and the Easterly line said Lot # 2, a distance of 48.69 feet to a point of curvature; thence along said right-of-way line on a curve to the left having a radius of 60.0 feet an arc distance of 47.02 feet and being subtended by a chord of 45.83 feet bearing North 22 degrees 38 minutes 39 seconds West to a point of reverse curvature; thence continuing along said right-of-way line on a curve to the right having a radius of 60.0 feet an arc length of 97.34 feet and being subtended by a chord of 87.01 feet bearing North 1 degree 22 minutes 58 seconds East; thence North 0 degree 28 minutes 50 seconds East along the East line of said Lot # 2 a distance of 1.84 feet; thence South 89 degrees 14 minutes 40 seconds West, parallel with and 180.0 feet North of, measured perpendicular, to the South line of said lot, a distance of 440.0 feet to a point on the West line of said Lot # 2; thence South 0 degree 31 minutes 03 seconds West along the West line of said Lot # 2, a distance of 180.04 feet to the Southwest corner of said Lot; thence North 89 degrees 14 minutes 40 seconds East along the South line of said Lot # 2, a distance of 456.92 feet to the point of beginning.

FLOOD PLAIN NOTE: N.F.I.P. Flood Insurance Rate Map # 18003C0145 D, Panel # 145 of 475, effective September 28, 1990, shows the above described property in a Zone X (areas determined to be outside 500 year flood plain) designation.

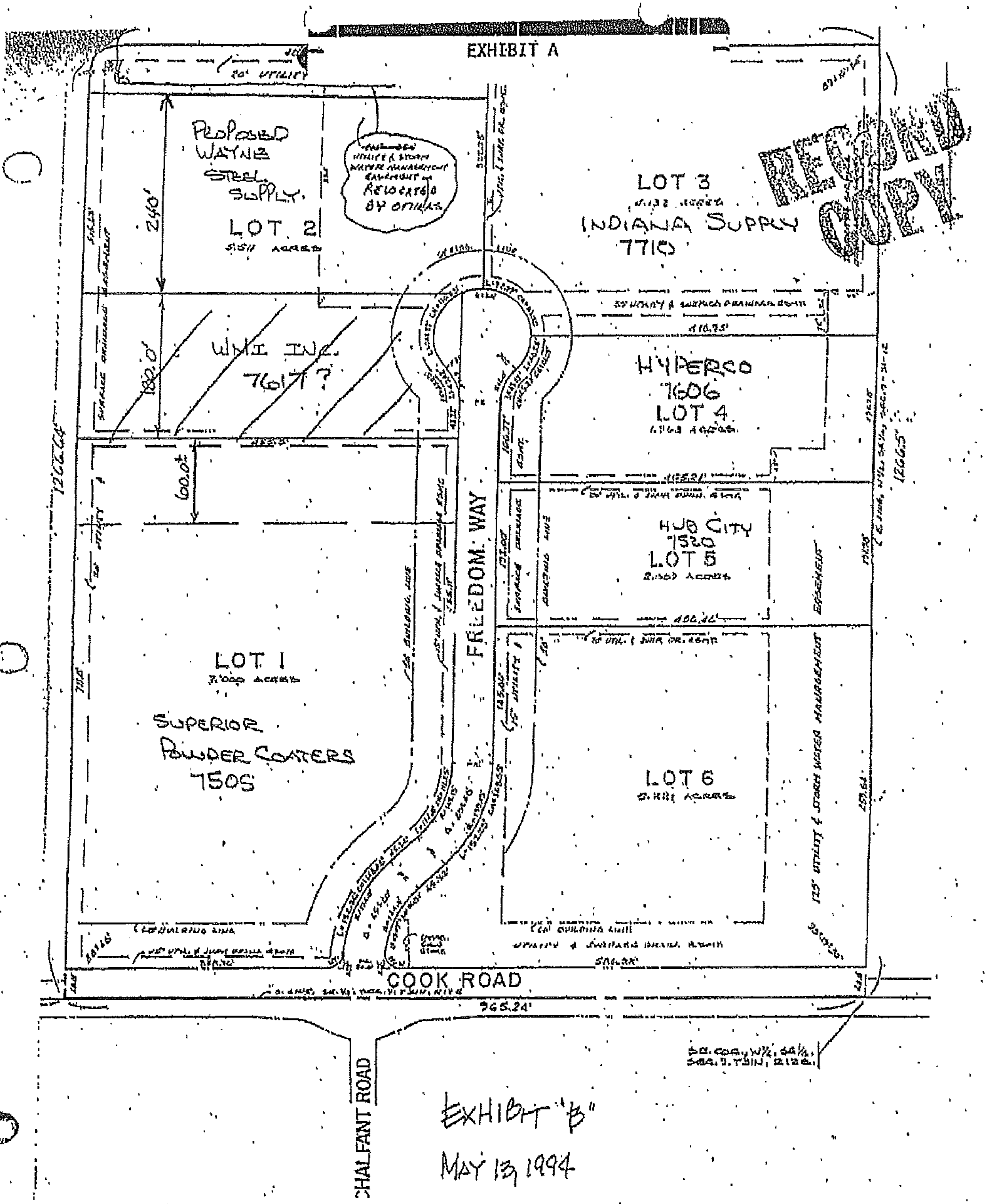
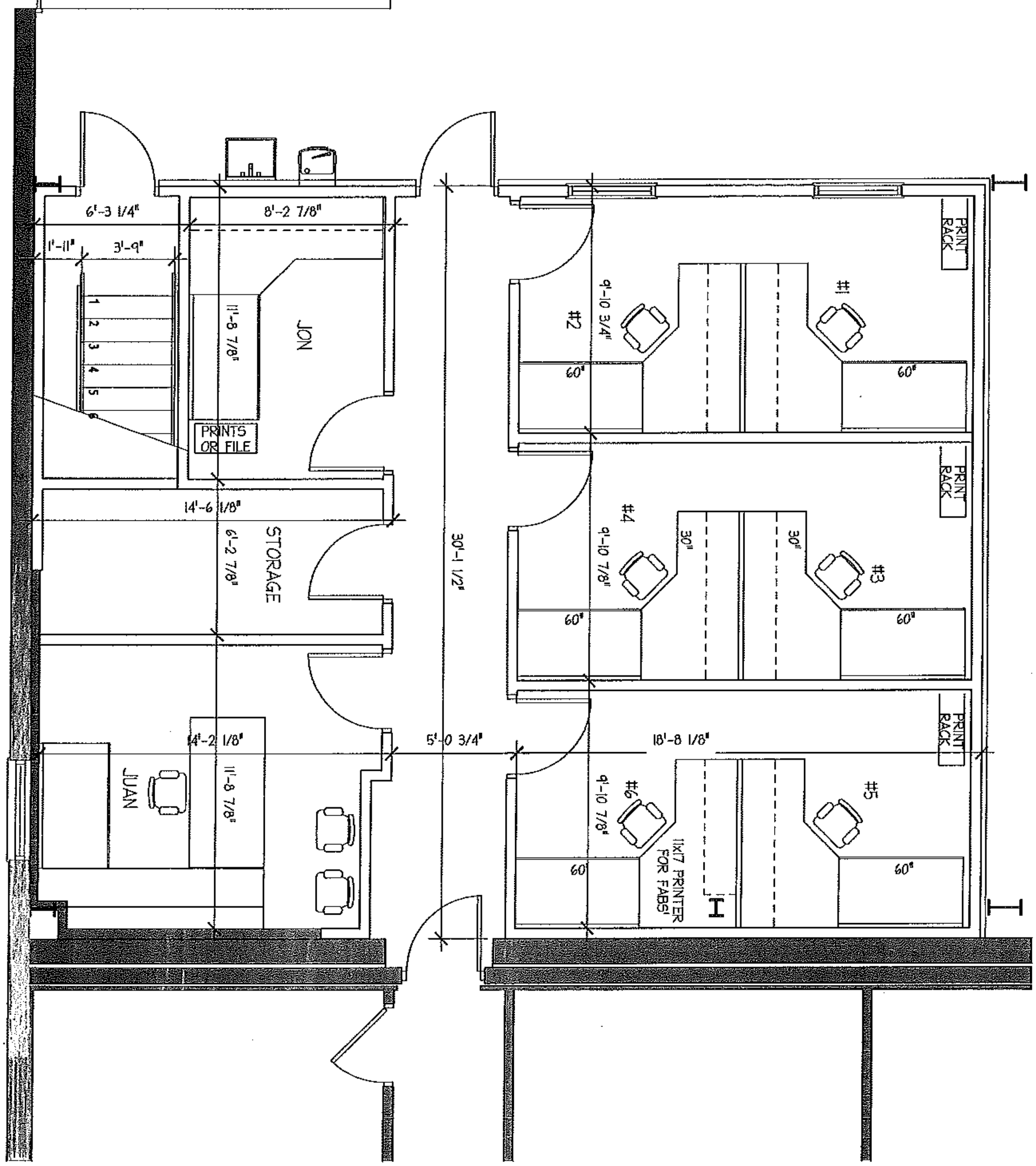


EXHIBIT "B"

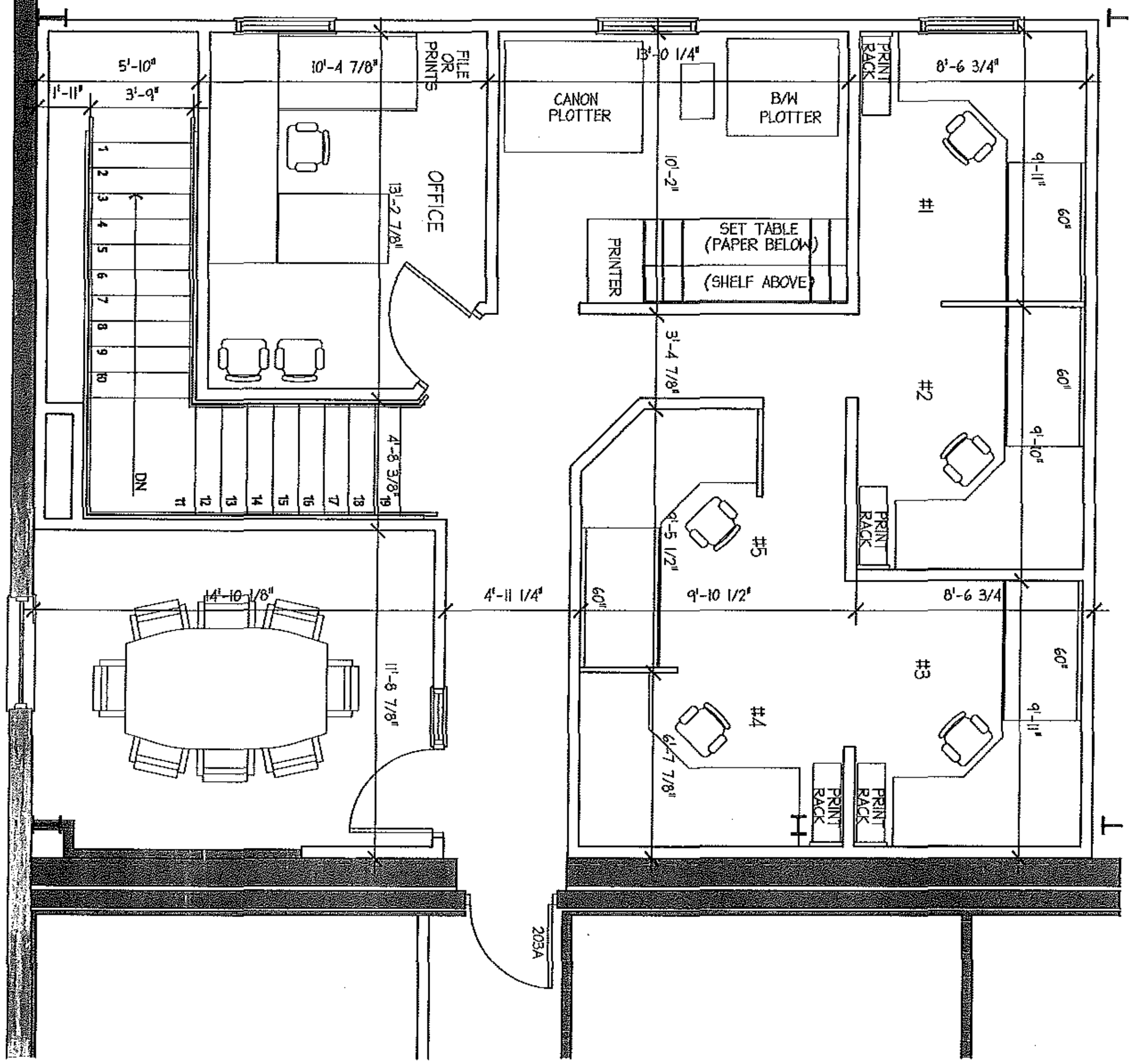
MAY 13, 1994

Exhibit A



6'-3 1/4"
8'-2 7/8"
1'-11"
3'-9"
1
2
3
4
5
6
JON
11'-8 7/8"
PRINTS OR FILE
14'-6 1/8"
STORAGE
6'-2 7/8"
30'-1 1/2"
14'-2 1/8"
JUAN
11'-8 7/8"
5'-0 3/4"
18'-8 1/8"
PRINT RACK
#1
#2
9'-10 3/4"
60"
60"
PRINT RACK
#3
#4
9'-10 7/8"
30"
30"
60"
60"
PRINT RACK
#5
#6
9'-10 7/8"
11x17 PRINTER FOR FABS'
60"
60"

Exhibit A



OFFICE
FILE OR PRINTS
CANON PLOTTER
B/W PLOTTER
PRINT RACK
SET TABLE (PAPER BELOW)
(SHELF ABOVE)
PRINTER
DN
#1
#2
#3
#4
#5
203A

Admn. Appr.____________

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Wagner-Meinert, LLC is requesting the designation of an Economic Revitalization Area for both real and personal property improvements in the amount of $374,325. In order to expand, Wagner-Meinert, LLC will convert 1,200 square feet of the fabrication shop to new two-story office space to accommodate additional work force.**

EFFECT OF PASSAGE: **Converting a portion of the fabrication shop to office space will allow Wagner-Meinert, LLC to keep up with growth by increasing employment. Thirteen full-time jobs will be created and 140 full-time jobs will be retained.**

EFFECT OF NON-PASSAGE: **Potential loss of development and thirteen full-time jobs.**

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

ASSIGNED TO COMMITTEE (PRESIDENT): **Mitch Harper and John Shoaff**

MEMORANDUM

TO: City Council

FROM: Adam Welch, Economic Development Specialist

DATE: September 27, 2012

RE: Request for designation by Wagner-Meinert, LLC as an ERA for real and personal property improvements

BACKGROUND

PROJECT ADDRESS:	**7617 Freedom Way**	PROJECT LOCATED WITHIN:	**N/A**
PROJECT COST:	**$ 374,325**	COUNCILMANIC DISTRICT:	**3**

COMPANY PRODUCT OR SERVICE:	**Wagner-Meinert, LLC provides engineering and construction services for industrial refrigeration, food process, mechanical/HVAC, controls and automation, PSM and safety services**
PROJECT DESCRIPTION:	**Wagner-Meinert, LLC will convert 1,200 square feet of the fabrication shop to new two-story office space to accommodate additional workforce**

CREATED		RETAINED	
JOBS CREATED (FULL-TIME):	**13**	JOBS RETAINED (FULL-TIME):	**140**
JOBS CREATED (PART-TIME):	**N/A**	JOBS RETAINED (PART-TIME):	**N/A**
TOTAL NEW PAYROLL:	**$725,000**	TOTAL RETAINED PAYROLL:	**$9,230,000**
AVERAGE SALARY (FULL-TIME NEW):	**55,769**	AVERAGE SALARY (FULL-TIME RETAINED):	**$65,929**

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 IN2; General Industrial

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?

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 an 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?

Yes ☒ No ☐ N/A ☐ Average wage of all full-time jobs to be created is at least 150% of current Federal minimum wage.
Explain: The average wage rate of full-time jobs created is 370% of the current Federal minimum wage rate.

Yes ☒ No ☐ N/A ☐ Average wage of all full-time jobs to be retained is at least 150% of current Federal minimum wage.
Explain: The average wage rate of full-time jobs retained is 437% of the current Federal minimum wage rate.

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

Under Fort Wayne Common Council's tax abatement policies and procedures, Wagner-Meinert, LLC is eligible for ten year deductions on real and personal property improvements. Attached is a spreadsheet that shows how the application scored under the review system.

COMMENTS

Signed: Adam J. Welch
Economic Development Specialist

Reviewed: Elissa McGauley
Economic Development Specialist

COMMUNITY DEVELOPMENT DIVISION

Personal Property Abatements

Tax Abatement Review System

	Points Possible	Points Awarded
Total new investment in equipment		
Over $5,000,000	10	
$1,000,000 to $4,999,999	8	
$500,000 to $999,999	6	
$0 to $499,999	4	4
Total number of jobs created and/or retained		
Over 150	10	10
75 to 149	8	
25 to 74	6	
10 to 24	4	
Under 10	2	
Current # of employees increases 50-99%	6	
Current # of employees increases 100% or more	8	
Average annual salary of full-time jobs created and/or retained are % of the Federal Minimum Wage *		
Greater than 300% of the Federal Minimum Wage	10	10
201% to 300% of the Federal Minimum Wage	7	
151% to 200% of the Federal Minimum Wage	3	
150% of the Federal Minimum Wage	1	
Health insurance provided by the company	5	5
Project involves reinvestment at current location of a business	10	10
Project involves new or startup business	5	
Construction uses green building techniques (ie LEED Certification)	5	
Construction uses techniques to minimize impact on Combined Sewer Overflows (CSOs)	2	
Project is located in a HUBzone	10	
	Total	39

7 to 11 Points - Three Year Abatement
12 to 16 Points - Five Year Abatement
17 to 23 Points - Seven Year Abatement
24 to 60 Points - Ten 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.**

<u>10 Year</u>	
Year 1	**100%**
Year 2	**100%**
Year 3	**100%**
Year 4	**100%**
Year 5	**100%**
Year 6	**90%**
Year 7	**80%**
Year 8	**65%**
Year 9	**50%**
Year 10	**40%**
<u>7 Year</u>	
Year 1	**100%**
Year 2	**100%**
Year 3	**100%**
Year 4	**100%**
Year 5	**100%**
Year 6	**71%**
Year 7	**43%**

Real Property Abatements

Tax Abatement Review System

	Points Possible	Points Awarded
Total new investment in real property (new structures and/or rehabilitation)		
Over $1,000,000	10	
$500,000 to $999,999	8	
$100,000 to $499,999	6	6
Under $100,000	4	
Total number of jobs created and/or retained		
Over 150	10	10
75 to 149	8	
25 to 74	6	
10 to 24	4	
Under 10	2	
Current # of employees increases 50-99%	6	
Current # of employees increases 100% or more	8	
Average annual salary of full-time jobs created and/or retained are % of the Federal Minimum Wage		
Greater than 300% of the Federal Minimum Wage	10	10
201% to 300% of the Federal Minimum Wage	7	
151% to 200% of the Federal Minimum Wage	3	
150% of the Federal Minimum Wage	1	
Health insurance provided by the company	5	5
Project involves reinvestment at current location of a business	10	10
Project involves new or startup business	5	
Construction uses green building techniques (ie LEED Certification)	5	
Construction uses techniques to minimize impact on Combined Sewer Overflows (CSOs)	2	
Project is located in a HUBzone	10	
	Total	41

7 to 11 points - Three Year Abatement
12 to 16 points - Five Year Abatement
17 to 23 points - Seven Year Abatement
24 to 67 points - Ten Year Abatement

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

10 Year	
Year 1	**100%**
Year 2	**100%**
Year 3	**100%**
Year 4	**100%**
Year 5	**100%**
Year 6	**90%**
Year 7	**80%**
Year 8	**65%**
Year 9	**50%**
Year 10	**40%**
7 Year	
Year 1	**100%**
Year 2	**100%**
Year 3	**100%**
Year 4	**100%**
Year 5	**100%**
Year 6	**71%**
Year 7	**43%**

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

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

PERSONAL PROPERTY TAX ABATEMENT - 10 yr Schedule

Year	True Cash Value	"Pool 2"	True Tax Value	Assessed Value	Tax Abatement %	Tax Paid %	Deduction	Taxable A V	Tax Rate	Tax Paid	Tax Saved
1	$64,325	40%	$25,730	$25,730	100%	0%	$25,730	$0	0.030261	$0	$779
2	$64,325	56%	$36,022	$36,022	90%	10%	$32,420	$3,602	0.030261	$109	$981
3	$64,325	42%	$27,017	$27,017	80%	20%	$21,613	$5,403	0.030261	$164	$654
4	$64,325	32%	$20,584	$20,584	70%	30%	$14,409	$6,175	0.030261	$187	$436
5	$64,325	30%	$19,298	$19,298	60%	40%	$11,579	$7,719	0.030261	$234	$350
6	$64,325	30%	$19,298	$19,298	50%	50%	$9,649	$9,649	0.030261	$292	$292
7	$64,325	30%	$19,298	$19,298	40%	60%	$7,719	$11,579	0.030261	$350	$234
8	$64,325	30%	$19,298	$19,298	30%	70%	$5,789	$13,508	0.030261	$409	$175
9	$64,325	30%	$19,298	$19,298	20%	80%	$3,860	$15,438	0.030261	$467	$117
10	$64,325	30%	$19,298	$19,298	10%	90%	$1,930	$17,368	0.030261	$526	$58
11	$64,325	30%	$19,298	$19,298	0%	100%	$0	$19,298	0.030261	$584	$0

TOTAL TAX SAVED	(10 yrs on 10 yr deduction	$4,076
TOTAL TAX PAID	(10 yrs on 10 yr deduction	$2,737

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

REAL PROPERTY TAX ABATEMENT - 10 yr Schedule

Year	Cash Value	True Tax Value	Assessed Value	Tax Abatement %	Tax Paid %	Deduction	Taxable AV	Tax Rate	Tax Paid	Tax Saved
1	$310,000	$310,000	$310,000	100%	0%	$310,000	$0	0.030261	$0	$9,381
2	$310,000	$310,000	$310,000	95%	5%	$294,500	$15,500	0.030261	$469	$8,912
3	$310,000	$310,000	$310,000	80%	20%	$248,000	$62,000	0.030261	$1,876	$7,505
4	$310,000	$310,000	$310,000	65%	35%	$201,500	$108,500	0.030261	$3,283	$6,098
5	$310,000	$310,000	$310,000	50%	50%	$155,000	$155,000	0.030261	$4,690	$4,690
6	$310,000	$310,000	$310,000	40%	60%	$124,000	$186,000	0.030261	$5,629	$3,752
7	$310,000	$310,000	$310,000	30%	70%	$93,000	$217,000	0.030261	$6,567	$2,814
8	$310,000	$310,000	$310,000	20%	80%	$62,000	$248,000	0.030261	$7,505	$1,876
9	$310,000	$310,000	$310,000	10%	90%	$31,000	$279,000	0.030261	$8,443	$938
10	$310,000	$310,000	$310,000	5%	95%	$15,500	$294,500	0.030261	$8,912	$469
11	$310,000	$310,000	$310,000	0%	100%	$0	$310,000	0.030261	$9,381	$0

TOTAL TAX SAVED REAL PROPERTY	(10 yrs on 10 yr deduction	$46,436
TOTAL TAX PAID REAL PROPERTY (10 yrs)	(10 yrs on 10 yr deduction	$47,374
TOTAL TAX SAVED MACHINERY & BUILDIN(	(10 yrs on 10 yr deduction	$50,512
TOTAL TAX PAID MACHINERY & BUILDING	(10 yrs on 10 yr deduction	$50,110

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