BILL NO. R-13-03-10

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 1036 St. Mary's Avenue, Fort Wayne, Indiana 46808 (AMCO, Inc. d/b/a Applied Metals & Machine Works, Inc.)**

**WHEREAS,** Petitioner has duly filed its petition dated March 4, 2013 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 six full-time, permanent jobs for a total new, annual payroll of $245,550, with the average new annual job salary being $40,925 and will retain twenty-four full-time and one part-time, permanent jobs for a total current annual payroll of $1,002,623, with the average current, annual job salary being $40,105; and

**WHEREAS,** the total estimated project cost is $500,000; 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, 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 manufacturing 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 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:

... If the proposed development does not occur, the approximate current year tax rates for this site would be $3.1537/$100.

... If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be $3.1537/$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 $3.1537/$100 (the change would be negligible).

... If the proposed new manufacturing equipment is not installed, the approximate current year tax rates for this site would be $3.0261/$100.

... If the proposed new manufacturing equipment is installed and no deduction is granted, the approximate current year tax rate for the site would be $3.1537/$100 (the change would be negligible).

... 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 $3.1537/$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 manufacturing 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

12/2011

MAR 04 2013 ajr

COMMUNITY DEVL.

# ECONOMIC REVITALIZATION AREA APPLICATION
# CITY OF FORT WAYNE, INDIANA

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

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

| | |
|---|---|
| **Total cost of real estate improvements:** | 250000 |
| **Total cost of manufacturing equipment improvements:** | 250000 |
| **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:** | 500000 |

## GENERAL INFORMATION

Real property taxpayer's name: A.M.CO., INC

Personal property taxpayer's name: Gary Ecenbarger

Telephone number: 260 424-4834

Address listed on tax bill: 1036 St Marys Ave 1325 Sycamore PKWY

Name of company to be designated, if applicable: AMCO, INC

Year company was established: 1989 Here 1991

Address of property to be designated: 1036 St. Marys Ave

Real estate property identification number:

Contact person name: Gary Ecenbarger

Contact person telephone number: 260 424-4834 Contact person Email: gary@appliedmetals.com

Contact person address: 1325 Sycamore Hills PKWY

List company officer and/or principal operating personnel

| NAME | TITLE | ADDRESS | PHONE NUMBER |
|---|---|---|---|
| Gary Ecenbarger | President | 1325 Sycamore Hills PKWY | 424-4834 |
| | | | |
| | | | |
| | | | |
| | | | |

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

| NAME | PERCENTAGE |
|---|---|
| N/A | |
| | |
| | |
| | |
| | |

☐ 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: We sell Labor To repair equipment

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?

Applied Metals & Machine Works Inc is located in a intercity location that has stagnant growth. The property is surrounded by declining residential properties, and older businesses. The area would benefit from a capital investment. The current building limits the growth of business. The addition will allow us to increase our business with improved technology and hire additional employees

## 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: Total existing sq Ft 25000 with 5000 Being office

Describe the condition of the structure(s) listed above: A money Pit we Try to stay on top of with new roof, windows, overhangs, Landscaping

Describe the improvements to be made to the property to be designated for tax abatement purposes:
New Parking lot
New Building
New Equipment

Projected construction start (month/year): 4/13

Projected construction completion (month/year): 7/13

☐ 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)

Lathes, Mills, Grinders, and Spray weld equipment

OVER HEAD CRANE

☐ 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

Equipment installation date (month/year): 7/13

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

7 years

## ELIGIBLE VACANT BUILDING INFORMATION

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

☐ Yes ☐ No Has the building for which you are seeking designation for tax 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.

______________________________________________________________________

______________________________________________________________________

______________________________________________________________________

______________________________________________________________________

______________________________________________________________________

______________________________________________________________________

______________________________________________________________________

______________________________________________________________________

# 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 |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

**Retained Full-Time Employment**

| Occupation | Occupation Code | Number of Jobs | Total Payroll |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

**Additional Full-Time Employment**

| Occupation | Occupation Code | Number of Jobs | Total Payroll |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

# PUBLIC BENEFIT INFORMATION

**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:

- ☐ Pension Plan
- ☒ Major Medical Plan
- ☐ Disability Insurance
- ☒ Tuition Reimbursement
- ☐ Life Insurance
- ☐ Dental Insurance

List any benefits not mentioned above: ______________________

When will you reach the levels of employment shown above? (month/year): 1-16

## CURRENT FULL TIME EMPLOYMENT

| OCCUPATION | OCCUPATION CODE | NUMBER OF JOBS | TOTAL PAYROLL |
|---|---|---|---|
| Chief Executive | 11-1011 | 1 | $ 61,100 |
| First Line Supervisor | 49-1011 | 2 | $ 133,900 |
| Installation, Maint. & Repair Workers | 49-9799 | 9 | $ 382,928 |
| Sales Representative, Services | 41-3099 | 3 | $ 107,900 |
| Executive Secretary | 43-6011 | 1 | $ 29,120 |
| Office Clerks, General | 43-9061 | 1 | $ 29,120 |
| Bookkeeping, Accounting & Audit Clerks | 43-3031 | 1 | $ 45,760 |
| Maintenance & Repair Workers | 49-9071 | 4 | $ 150,720 |
| Helpers - Installation, Maint. & Repair | 49-9098 | 2 | $ 53,040 |

## CURRENT PART TIME EMPLOYMENT

| OCCUPATION | OCCUPATION CODE | NUMBER OF JOBS | TOTAL PAYROLL |
|---|---|---|---|
| Office Clerks, General | 43-9061 | 1 | $ 9,035 |

## ADDITIONAL FULL TIME EMPLOYMENT

| OCCUPATION | OCCUPATION CODE | NUMBER OF JOBS | TOTAL PAYROLL |
|---|---|---|---|
| Installation, Maint & Repair Workers | 49-9799 | 4 | $ 170,190 |
| Maintenance & Repair Workers | 49-9071 | 2 | $ 75,360 |

## 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.

Gary Ecenbarger

Signature of Taxpayer/Owner

GARY ECENBARGER, PRESIDENT

Printed Name and Title of Applicant

3/4/13

Date

CITY OF FT WAYNE

MAR 04 2013

COMMUNITY DEVL.

# STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51764 (R2 / 12-11)
Prescribed by the Department of Local Government Finance

**FORM SB-1 / PP**

**PRIVACY NOTICE**
The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1 (c) and (d).

*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, 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 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 is installed and fully functional, 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 / PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)*
5. *The schedules established under IC 6-1.1-12.1-4.5(d) and (e) apply to equipment installed after March 1, 2001, unless an alternative deduction schedule is adopted by the designating body (IC 6-1.1-12.1-17).*

**SECTION 1 — TAXPAYER INFORMATION**

| | |
|---|---|
| Name of taxpayer: Amco Inc. | |
| Address of taxpayer *(number and street, city, state, and ZIP code)*: 1036 St. Marys Ave., Fort Wayne, IN 46808 | |
| Name of contact person: Gary Ecenbarger | Telephone number: (260) 424-4834 |

**SECTION 2 — LOCATION AND DESCRIPTION OF PROPOSED PROJECT**

| | | |
|---|---|---|
| Name of designating body: Fort Wayne Common Council | | Resolution number (s): |
| Location of property: 1036 St. Marys Ave., Fort Wayne, IN 46808 | County: Allen | DLGF taxing district number: 74 |

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)*

| | ESTIMATED START DATE | ESTIMATED COMPLETION DATE |
|---|---|---|
| Manufacturing Equipment | 12/15/2011 | 03/04/2014 |
| R & D Equipment | | |
| Logist Dist Equipment | | |
| IT Equipment | | |

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

| Current number | Salaries | Number retained | Salaries | Number additional | Salaries |
|---|---|---|---|---|---|
| 25 | 1,002,623.00 | 25 | 1,002,623.00 | 6 | 245,550.00 |

**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 | | 815,000.00 | | | | | | |
| Plus estimated values of proposed project | | 250,000.00 | | | | | | |
| Less values of any property being replaced | | | | | | | | |
| Net estimated values upon completion of project | | 1,065,000.00 | | | | | | |

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

Estimated solid waste converted *(pounds)* __________ Estimated hazardous waste converted *(pounds)* __________

Other benefits:

**SECTION 6 — TAXPAYER CERTIFICATION**

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

| Signature of authorized representative | Title | Date signed *(month, day, year)* |
|---|---|---|
| [signature] | Superintendent | 03/04/2013 |

CITY OF FT WAYNE

MAR 04 2013

COMMUNITY DEVL

# STATEMENT OF BENEFITS
# REAL ESTATE IMPROVEMENTS

State Form 51767 (R3 / 12-11)
Prescribed by the Department of Local Government Finance

| 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, if any, or the county 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, unless an alternative deduction schedule is adopted by the designating body (IC 6-1.1-12.1-17). 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: Amco Inc. | | |
| Address of taxpayer *(number and street, city, state, and ZIP code)*: 1036 St. Marys Ave. | | |
| Name of contact person: Gary Ecenbarger | Telephone number: (260) 424-4834 | E-mail address: gary@appliedmetals.com |

## SECTION 2 — LOCATION AND DESCRIPTION OF PROPOSED PROJECT

| | | |
|---|---|---|
| Name of designating body: Fort Wayne Common Council | | Resolution number: |
| Location of property: 1036 St. Marys Ave. | County: Allen | DLGF taxing district number: 74 |
| Description of real property improvements, redevelopment, or rehabilitation *(use additional sheets if necessary)*: New 64 x 120 x 24 building and parking lot improvements. | | Estimated start date *(month, day, year)*: 04/15/2013<br>Estimated completion date *(month, day, year)*: 07/01/2013 |

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

| Current number | Salaries | Number retained | Salaries | Number additional | Salaries |
|---|---|---|---|---|---|
| 25.00 | $1,002,623.00 | 25.00 | $1,002,623.00 | 6.00 | $245,550.00 |

## 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** | **ASSESSED VALUE** |
| Current values | | 356,900.00 |
| Plus estimated values of proposed project | 250,000.00 | |
| Less values of any property being replaced | | |
| Net estimated values upon completion of project | | 606,900.00 |

## SECTION 5 — WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted *(pounds)* ____________________ Estimated hazardous waste converted *(pounds)* ____________________

Other benefits

New equipment purchases $250,000.

## 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] | Superintendent | 03/04/2013 |

# EXHIBIT A

Date: December 23, 1998

Job for: Ecenbarger

Legal Description: Pt. Ewing's Outlot #19 - Sec. 3-30-12, Allen Cty., In., 0.73 ac.

Address: #1036 St. Mary's Ave.

*DONOVAN ENGINEERING, INC.*
2020 Inwood Drive
Executive Park
Fort Wayne, Indiana 46815

1) In accordance with Title 865, Article 1, Rule 12, Section 1 through 29, of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

A) Random Errors in Measurement (Theoretical Uncertainty);
B) Variances in the reference monuments;
C) Discrepancies in record descriptions and plats;
D) Inconsistencies in lines of occupation;

A) The Theoretical Uncertainty (due to random errors in measurement) of the corners of the subject tract established on this survey is within the specifications for a Class "C" Survey ( 0.5 feet) as defined in IAC 865.

B) No variances in the reference monuments.

C) No discrepancies in record descriptions and plats.

D) No inconsistencies in lines of occupation.

The commitment for title insurance was not provided at the time of this report. An abstract or title search may reveal additional information affecting this property. This survey is subject to any facts and or easements that may be disclosed by said full and accurate title search. Donovan Engineering, Inc. should be notified of any additions or revisions that may be required.

2) Distances between property corners conform to the dimensions on the recorded plat amd deed (Document #92-003984) and with previous surveys by John R. Donovan last dated 1-9-92.

The NW and SW property corners are located 17.0 ft. East of the 32 ft. wide pavement of St. Mary's Ave.

The NW and NE property corners are located 50 ft. South of the center of the main track of the railroad.

The SW property corner is located on the North edge of a 10 ft. wide gravel alley.

The ½" iron pin was found 0.6 ft. North of the SE property corner. The SW property corner is located 298.4 ft. (measured and plat) North of the North right of way line of Burgess St. (26 ft. wide pavement centered within a 66 ft. wide right of way).

A ½" iron pin is located 1.83 ft. North of the SW corner of the N½ of the vacated alley and 2.5 ft. North of the SE corner of the N½ of the vacated alley.

The North and South property lines were established as being parallel to the center-line of the main tracts of the railroad.

A survey dated 10-07-76 by John R. Donovan on Lot #75 was used as a reference.

The plat of Pape's 3rd Add. was used as a reference.

EXHIBIT A

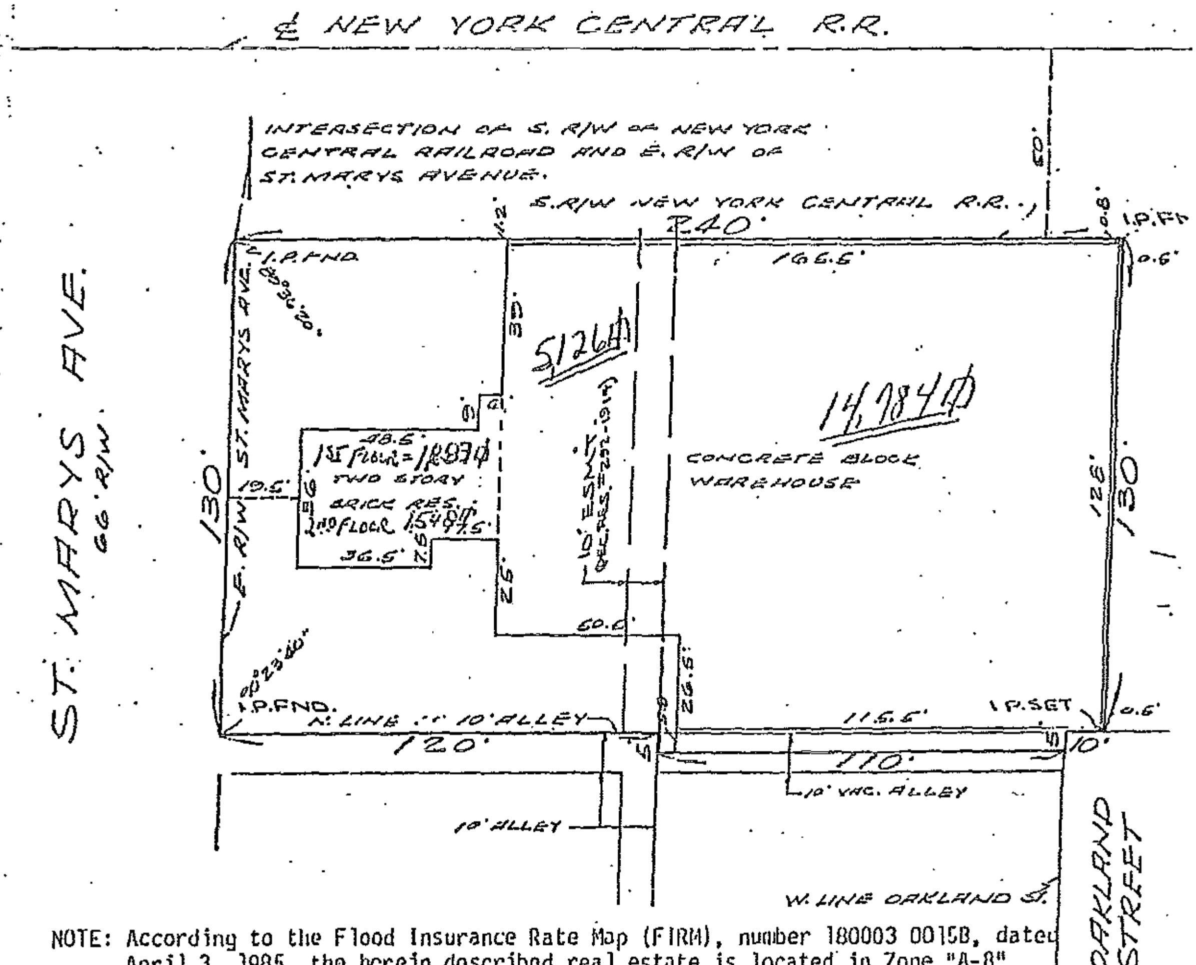
## CERTIFICATE OF SURVEY

OFFICE OF: JOHN R. DONOVAN
REGISTERED PROFESSIONAL CIVIL ENGINEER No. 9173 INDIANA
REGISTERED LAND SURVEYOR No. 9921 INDIANA
FORT WAYNE, INDIANA

The undersigned Civil Engineer and Land Surveyor hereby certifies that he has made a resurvey of the real estate shown and described below.

Measurements were made and corners perpetuated as shown hereon, in accordance with the true and established lines of the property described, and in conformity with the records in the office of the County Recorder, ALLEN County, Indiana. No encroachments existed, except as noted below.

The description of the real estate is as follows, to wit: SEE ATTACHED SHEET




NOTE: According to the Flood Insurance Rate Map (FIRM), number 180003 0015B, dated April 3, 1985, the herein described real estate is located in Zone "A-8" and is in a flood hazard area.

WAREHOUSE 19,910⌀
OFFICE 1,883⌀
APARTMENT 1,548⌀
TOTAL 23,341⌀

RE-CERTIFIED 1-6-87

JOB FOR: WERMUTH ENTERPRISE INC.
BROXON - MILLER

10-11-79
REV. 10-23-78
REV 1-6-87

JOHN R. DONOVAN REGISTERED No. 9921 STATE OF INDIANA LAND SURVEYOR

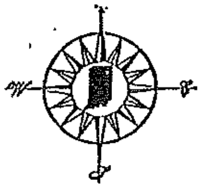
EXHIBIT A

## LEGAL DESCRIPTION

Commencing at a point on the South right of way line of the New York Central Railroad, a distance of 140 feet west of the point of intersection of said right of way line with the west line of Sherman Street; thence southerly along the line a distance of 309.7 feet to a point in the north line of the 10-foot alley in the rear of Lots 59 to 62 in Pape's Third Addition to the City of Fort Wayne, Indiana, said point being 140 feet west of the point of intersection of the north line of said Alley with the west line of Sherman Street; thence westerly along said north line of the 10-foot alley, a distance of 123.8 feet to a point, said point being 5 feet east of the east line of the 10-foot alley in the rear of Lots 70 to 74 in said Pape's Third Addition; thence northwesterly along a line 7.1 feet to a point in the east line of the last described alley, said point being 5 feet north of the 10-foot alley at the rear of lots 59 to 69 in said Pape's Third Addition, thence northerly along the east line of said 10-foot alley in the rear of lots 70 to 74 in said Pape's Third Addition a distance of 155 feet to its point of intersection with the north line of lot 74 produced easterly; thence westerly along the last described line 28.1 feet to a point; thence Northerly 150.8 feet along a line to its point of intersection with the south right of way line of the New York Central Railroad, said point being 296 feet west of the point of intersection of said right of way line with the west line of Sherman Street; thence easterly along said south right of way line a distance of 156 feet to the place of beginning.

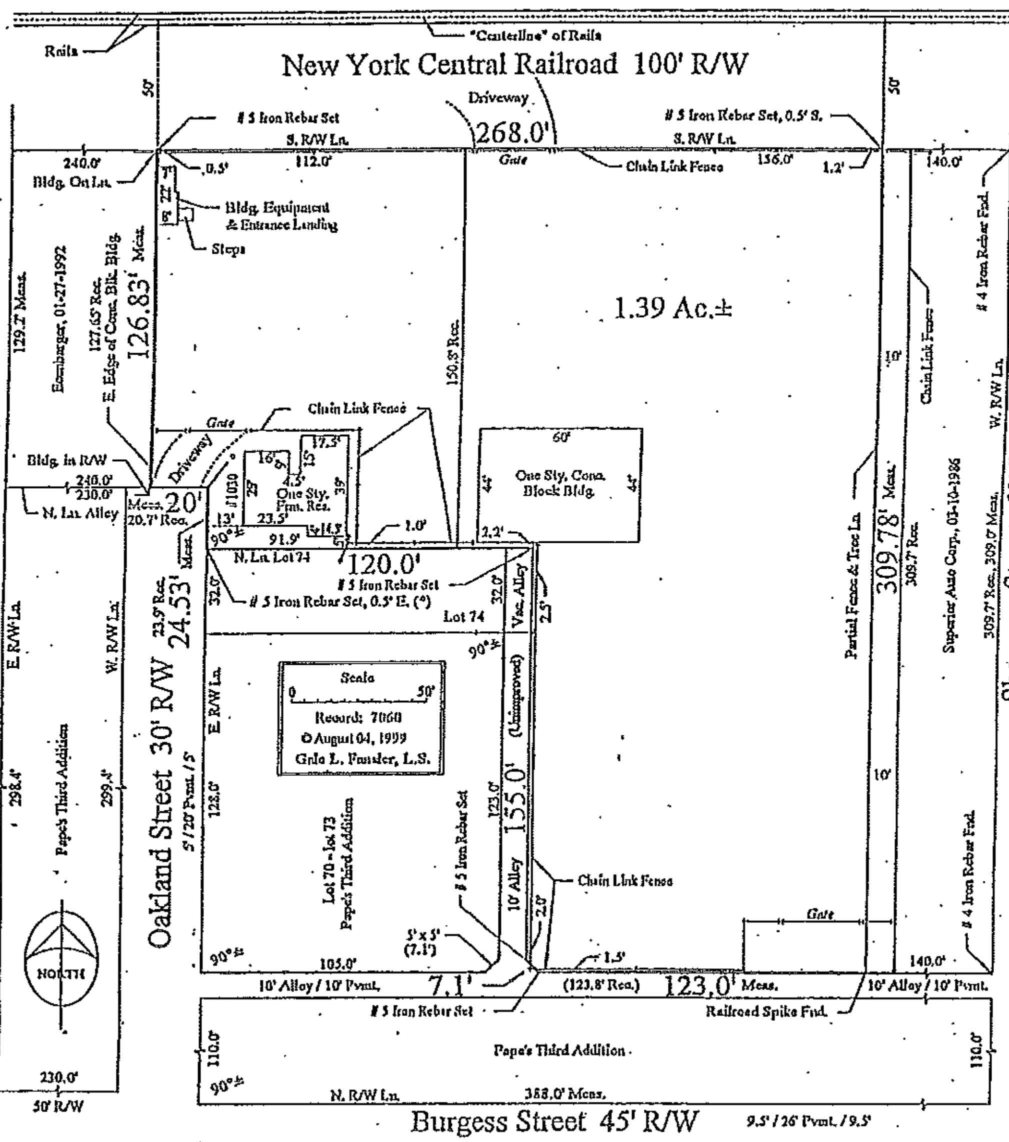
ALSO:
Commencing at a point in the east line of Oakland Street 280 feet north of the north line of Burgess Street, dimensions on said streets being as platted in Pape's Third Addition to the City of Fort Wayne, Indiana, said point being the northwest corner of Lot 74 in said Addition; thence easterly along the north line of said Lot 74 a distance of 91.9 feet to a point at the southeast corner of the tract herein described; thence northerly along a straight line 150.8 feet to its point of intersection with the south right of way line of the New York Central Railroad; said point being 296 feet west of the intersection of said right of way line with the west line of Sherman Street; thence westerly along said right of way line a distance of 112 feet to a point at the northwest corner of the tract herein described; thence south on a line 127.65 feet to it point of intersection with the north line of the 10-foot alley which is north of lots 90 and 74 in said Pape's Third Addition, said line being produced easterly; thence easterly along the north line of said alley produced a distance of 20.7 feet to its point of intersection with the east line of said Oakland Street thence south 23.9 feet along said east line of Oakland Street to the place of beginning.

# EXHIBIT A



Gale L. Fansler, L.S.
Registered Land Surveyor
5410 Hartford Drive
Fort Wayne, Indiana 46835
219-484-2468

This is The Property I want to Develope




This survey was performed wholly by me or under my direct supervision, and to the best of my knowledge and belief was executed according to survey requirements in Title 865 IAC 1-12.

GALE L. FANSLER REGISTERED No. S0532 STATE OF INDIANA LAND SURVEYOR

**For:** Thomas M. Fishering
**Field date:** August 4, 1999
**Date:** August 9, 1999
**Record:** 7060RDS



Gale L. Fansler, L.S. S-0532

Admn. Appr.____________

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Applied Metals & Machine Works, Inc. is requesting the designation of an Economic Revitalization Area for both real and personal property improvements in the amount of $500,000. In order to expand, Applied Metals & Machine Works, Inc. will construct a new building and parking lot while also purchasing and installing new manufacturing equipment.**

EFFECT OF PASSAGE: **Completing the real and personal property improvements will allow Applied Metals & Machine Works, Inc. to increase their business with improved technology while hiring additional employees. Six full-time jobs will be created.**

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

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

ASSIGNED TO COMMITTEE (PRESIDENT): **John Crawford and Tom Smith**

# MEMORANDUM

**TO:** City Council

**FROM:** Adam Welch, Economic Development Specialist

**DATE:** March 5, 2013

**RE:** Request for designation by AMCO, Inc. d/b/a Applied Metals & Machine Works, Inc. as an ERA for real and personal property improvements

## BACKGROUND

| | | | |
|---|---|---|---|
| PROJECT ADDRESS: | **1036 St. Mary's Avenue** | PROJECT LOCATED WITHIN: | **N/A** |
| PROJECT COST: | **$ 500,000** | COUNCILMANIC DISTRICT: | **5** |

| | |
|---|---|
| COMPANY PRODUCT OR SERVICE: | **Applied Metals & Machine Works, Inc. is a machine shop that specializes in machine rebuild and repair, hydraulic repair, welding, and sheet metal fabrication.** |
| PROJECT DESCRIPTION: | **Applied Metals & Machine Works, Inc. will construct a new building and parking lot while purchasing $250,000 of new manufacturing equipment.** |

| CREATED | | RETAINED | |
|---|---|---|---|
| JOBS CREATED (FULL-TIME): | **6** | JOBS RETAINED (FULL-TIME): | **24** |
| JOBS CREATED (PART-TIME): | **N/A** | JOBS RETAINED (PART-TIME): | **1** |
| TOTAL NEW PAYROLL: | **$245,550** | TOTAL RETAINED PAYROLL: | **$1,002,623** |
| AVERAGE SALARY (FULL-TIME NEW): | **$40,925** | AVERAGE SALARY (FULL-TIME RETAINED): | **$41,400** |

## 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 retained is 271% 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 275% 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, Applied Metals & Machine Works, Inc. 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. Also attached is an estimate of the taxes saved and paid over the length of the ten year deduction schedule.

## COMMENTS

**Signed:** John 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 | |
| 75 to 149 | 8 | |
| 25 to 74 | 6 | 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 | |
| 201% to 300% of the Federal Minimum Wage | 7 | 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 | 10 |
| **Total** | | 42 |

| |
|---|
| 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 | |
| 75 to 149 | 8 | |
| 25 to 74 | 6 | 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 | |
| 201% to 300% of the Federal Minimum Wage | 7 | 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 | 10 |
| | **Total** | 44 |

| |
|---|
| 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 | $250,000 | 40% | $100,000 | $100,000 | 100% | 0% | $100,000 | $0 | 0.031537 | $0 | $3,154 |
| 2 | $250,000 | 56% | $140,000 | $140,000 | 90% | 10% | $126,000 | $14,000 | 0.031537 | $442 | $3,974 |
| 3 | $250,000 | 42% | $105,000 | $105,000 | 80% | 20% | $84,000 | $21,000 | 0.031537 | $662 | $2,649 |
| 4 | $250,000 | 32% | $80,000 | $80,000 | 70% | 30% | $56,000 | $24,000 | 0.031537 | $757 | $1,766 |
| 5 | $250,000 | 30% | $75,000 | $75,000 | 60% | 40% | $45,000 | $30,000 | 0.031537 | $946 | $1,419 |
| 6 | $250,000 | 30% | $75,000 | $75,000 | 50% | 50% | $37,500 | $37,500 | 0.031537 | $1,183 | $1,183 |
| 7 | $250,000 | 30% | $75,000 | $75,000 | 40% | 60% | $30,000 | $45,000 | 0.031537 | $1,419 | $946 |
| 8 | $250,000 | 30% | $75,000 | $75,000 | 30% | 70% | $22,500 | $52,500 | 0.031537 | $1,656 | $710 |
| 9 | $250,000 | 30% | $75,000 | $75,000 | 20% | 80% | $15,000 | $60,000 | 0.031537 | $1,892 | $473 |
| 10 | $250,000 | 30% | $75,000 | $75,000 | 10% | 90% | $7,500 | $67,500 | 0.031537 | $2,129 | $237 |
| 11 | $250,000 | 30% | $75,000 | $75,000 | 0% | 100% | $0 | $75,000 | 0.031537 | $2,365 | $0 |

| | | |
|---|---|---|
| TOTAL TAX SAVED | (10 yrs on 10 yr deduction | $16,510 |
| TOTAL TAX PAID | (10 yrs on 10 yr deduction | $11,085 |

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 | $250,000 | $250,000 | $250,000 | 100% | 0% | $250,000 | $0 | 0.031537 | $0 | $7,884 |
| 2 | $250,000 | $250,000 | $250,000 | 95% | 5% | $237,500 | $12,500 | 0.031537 | $394 | $7,490 |
| 3 | $250,000 | $250,000 | $250,000 | 80% | 20% | $200,000 | $50,000 | 0.031537 | $1,577 | $6,307 |
| 4 | $250,000 | $250,000 | $250,000 | 65% | 35% | $162,500 | $87,500 | 0.031537 | $2,759 | $5,125 |
| 5 | $250,000 | $250,000 | $250,000 | 50% | 50% | $125,000 | $125,000 | 0.031537 | $3,942 | $3,942 |
| 6 | $250,000 | $250,000 | $250,000 | 40% | 60% | $100,000 | $150,000 | 0.031537 | $4,731 | $3,154 |
| 7 | $250,000 | $250,000 | $250,000 | 30% | 70% | $75,000 | $175,000 | 0.031537 | $5,519 | $2,365 |
| 8 | $250,000 | $250,000 | $250,000 | 20% | 80% | $50,000 | $200,000 | 0.031537 | $6,307 | $1,577 |
| 9 | $250,000 | $250,000 | $250,000 | 10% | 90% | $25,000 | $225,000 | 0.031537 | $7,096 | $788 |
| 10 | $250,000 | $250,000 | $250,000 | 5% | 95% | $12,500 | $237,500 | 0.031537 | $7,490 | $394 |
| 11 | $250,000 | $250,000 | $250,000 | 0% | 100% | $0 | $250,000 | 0.031537 | $7,884 | $0 |

| | | |
|---|---|---|
| TOTAL TAX SAVED REAL PROPERTY | (10 yrs on 10 yr deduction | $39,027 |
| TOTAL TAX PAID REAL PROPERTY (10 yrs) | (10 yrs on 10 yr deduction | $39,815 |
| TOTAL TAX SAVED MACHINERY & BUILDIN( | (10 yrs on 10 yr deduction | $55,537 |
| TOTAL TAX PAID MACHINERY & BUILDING | (10 yrs on 10 yr deduction | $50,901 |

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