

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 9503 Ardmore Avenue, 9609 Ardmore Avenue, 9733 Ardmore, 9735 Ardmore Avenue, 9821 Ardmore Avenue, 9823 Ardmore Avenue, 4010 Piper Drive, 9307 Avionics Drive, 3618 Ferguson Road, 10222 Airport Drive, and 3401 McArthur Drive, Fort Wayne, Indiana 46809 (Fort Wayne Metals Research Products Corporation)

WHEREAS, Petitioner has duly filed its petition dated March 12, 2014 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, petitioner will install new manufacturing equipment for which deductions from assessed valuation will be claimed; and

WHEREAS, petitioner requests that new manufacturing equipment approved under these designations that will be installed and receiving deductions from assessed valuation shall be allowed to be relocated from one designation to another (within the Economic Revitalization Areas designated herein) and be eligible for the remaining deductions from assessed valuation under I.C. 6-1.1-12.1-4.6; and

WHEREAS, said project will create 72 full-time, permanent jobs for a total new annual payroll of \$3,600,000, with the average new annual job salary being \$50,000 and retain 508 full-time and 43 part-time, permanent jobs for a total current annual payroll of \$27,013,394, with the average current annual job salary being \$49,026; and

WHEREAS, the total estimated cost of real property improvements located at 9609 Ardmore Avenue is \$2,000,000; and

WHEREAS, the total estimated cost of personal property improvements is \$15,700,000; and

WHEREAS, it appears the said petition should be processed to final determination in accordance with the provisions of said Division 6; and

WHEREAS, each taxing unit within the new economic revitalization areas will be notified of the proposed resolution.

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

1 **SECTION 1.** That, subject to the requirements of Section 6, below, the
2 property hereinabove described is hereby designated and declared an "Economic
3 Revitalization Area" under I.C. 6-1.1-12.1. Said designation shall begin upon the effective
4 date of the Confirming Resolution referred to in Section 6 of this Resolution and shall
5 terminate on December 31, 2016, unless otherwise automatically extended in five year
6 increments per I.C. 6-1.1-12.1-9.

7 **SECTION 2.** That, upon adoption of the Resolution:

- 8 .. Said Resolution shall be filed with the Allen County Assessor;
- 9 .. Said Resolution shall be referred to the Committee on Finance requesting a
10 recommendation from said committee concerning the advisability of designating
11 the above area an "Economic Revitalization Area";
- 12 .. Common Council shall publish notice in accordance with I.C. 6-1.1-12.1-2.5 and
13 I.C. 5-3-1 of the adoption and substance of this resolution and setting this
14 designation as an "Economic Revitalization Area" for public hearing.

15 **SECTION 3.** That, said designation of the hereinabove described property as an
16 "Economic Revitalization Area" shall apply to both a deduction of the assessed value of real
17 estate and personal property for new manufacturing, research and development, logistical
18 distribution and information technology equipment.

19 **SECTION 4.** That, the estimate of the number of individuals that will be employed
20 or whose employment will be retained and the estimate of the annual salaries of those
21 individuals and the estimate of the value of redevelopment or rehabilitation and the estimate
22 of the value of new manufacturing, research and development, logistical distribution and
23 information technology equipment, all contained in Petitioner's Statement of Benefits, are
24 reasonable and are benefits that can be reasonably expected to result from the proposed
25 described redevelopment or rehabilitation and from the installation of new manufacturing,
26 research and development, logistical distribution and information technology equipment.

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

- 29 .. If the proposed development does not occur, the approximate current year tax
30 rates for this site would be \$2.0861/\$100.
- .. If the proposed development does occur and no deduction is granted, the
 approximate current year tax rate for the site would be \$2.0861/\$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
 \$2.0861/\$100 (the change would be negligible).

1 If the proposed new manufacturing, research and development, logistical
2 distribution and information technology equipment is not installed, the
3 approximate current year tax rates for this site would be \$2.0861/\$100.

4 If the proposed new manufacturing, research and development, logistical
5 distribution and information technology equipment is installed and no deduction
6 is granted, the approximate current year tax rate for the site would be
7 \$2.0861/\$100 (the change would be negligible).

8 If the proposed new manufacturing, research and development, logistical
9 distribution and information technology equipment is installed and a deduction
10 percentage of eighty percent (80%) is assumed, the approximate current year
11 tax rate for the site would be \$2.0861/\$100 (the change would be negligible).

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

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

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

21

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

22
23
24

25 **SECTION 9.** The deduction schedule from the assessed value of new
26 manufacturing, research and development, logistical distribution and information technology
27 equipment pursuant to I.C. 6-1.1-12.1-17 shall look like this:
28
29
30

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

SECTION 10. That, pursuant to I.C. 6-1.1-12.1-4.6, the new manufacturing equipment to be installed and claimed for deductions from assessed valuation may be relocated from one economic revitalization area to another economic revitalization area designation approved under this resolution. The new manufacturing equipment shall remain eligible for the remaining deductions from assessed valuation.

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

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

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

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

Member of Council

APPROVED AS TO FORM AND LEGALITY

Carol Helton, City Attorney



MAR 12 2014

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ECONOMIC REVITALIZATION AREA APPLICATION CITY OF FORT WAYNE, INDIANA

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

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

Total cost of real estate improvements:	\$ 2,000,000
Total cost of manufacturing equipment improvements:	\$ 13,200,000
Total cost of research and development equipment improvements:	\$ 1,000,000
Total cost of logistical distribution equipment improvements:	\$ 500,000
Total cost of information technology equipment improvements:	\$ 1,000,000

TOTAL OF ABOVE IMPROVEMENTS: \$ 17,700,000

See attached #1

GENERAL INFORMATION

Real property taxpayer's name: TEG Investments, LLC

Personal property taxpayer's name: Fort Wayne Metals Research Products Corp.

Telephone number: 260-747-4154

Address listed on tax bill: P.O. Box 9040, Fort Wayne, Indiana 46899

Name of company to be designated, if applicable: Fort Wayne Metals Research Products Corp.

Year company was established: 1970

Address of property to be designated: See attached #2

Real estate property identification number: See Attached #2

Contact person name: Troy Linder

Contact person telephone number: (260) 747-4154

Contact person Email: troy_linder@fwmetals.com

Contact person address: P.O. Box 9040, Fort Wayne, IN 46899

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Scott Glaze	Chairman/CEO	P.O. Box 9040, FW, IN 46899	(260) 747-4154
Mark Michael	President/COO	same	(260) 747-4154
Robert Myers	Executive VP	same	(260) 747-4154
Troy Linder	CFO	same	(260) 747-4154
Bruce Watson	Facilities Mgr.	same	(260) 747-4154

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

NAME	PERCENTAGE
Scott and Melissa Glaze	72.59
Joe & Mardelle Dies	9.73
Karan Glaze	15.03
Susan Turk	2.65

- ☐ Yes ☒ No Are any elected officials shareholders or holders of any debt obligation of the applicant or operating business? If yes, who? (name/title) _____
- ☒ Yes ☐ No Is the property for which you are requesting ERA designation totally within the corporate limits of the City of Fort Wayne?
- ☐ Yes ☒ No Do you plan to request state or local assistance to finance public improvements?
- ☐ Yes ☒ No Is the property for which you are requesting ERA designation located in an Economic Development Target Area (EDTA)? (see attached map for current areas)
- ☐ Yes ☒ No Does the company's business include a retail component? If yes, answer the following questions:
- What percentage of floor space will be utilized for retail activities? _____
- What percentage of sales is made to the ultimate customer? _____
- What percentage of sales will be from service calls? _____

What is the percentage of clients/customers served that are located outside of Allen County? 99%

What is the company's primary North American Industrial Classification Code (NAICs)? 332610

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

Manufacturer of fine wire for the medical industry.

Dollar amount of annual sales for the last three years:

Year	Annual Sales
2012	\$ 122,915,534.00
2011	\$ 118,481,366
2010	\$ 102,562,315

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

Customer Name	City/State	Annual Gross Sales
Boston Scientific		\$ 13,563,156
Lake Region Manufacturing		\$ 11,172,072
Medtronic, Inc.		\$ 10,026,253

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

Supplier Name	City/State	Annual Gross Purchases

List the company's top three competitors:

Competitor Name	City/State

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

Manufacture of intermediate, fine and ultra fine wire, manufacture of stranded and cabled products, processing of nickel-titanium wire, and the study of fish and plant production in a closed loop, sustainable system.

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

How does the property for which you are requesting designation meet the above definition of an ERA?

The area contains other industrial buildings and has experienced sporadic growth development in recent years.

REAL PROPERTY INFORMATION

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

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

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

Condition of the current structure is good.

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

33,000 square foot addition to accommodate expansion/growth of business.

Projected construction start (month/year): 02/2014

Projected construction completion (month/year): 12/2014

☐ 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)

Hardware for new ERP system for facilities, intermediate and fine wire drawing machines, furnaces, take-ups, other various manufacturing equipment as deemed necessary for the company's manufacturing process. Additional equipment for plant production and fish study, new computers, hardware, research and development equipment, and any logistical equipment as deemed necessary as a result of this growth.

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

☐ Yes ☒ No Will the equipment be leased?

Date first piece of equipment will be purchased (month/year): 02/2014

Date last piece of equipment will be installed (month/year): 12/2016

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

Computers and peripheral equipment: 5 years

Manufacturing and fish equipment: 7-10 years

ELIGIBLE VACANT BUILDING INFORMATION

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

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

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

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

Projected occupancy date (month/year): _____

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

PUBLIC BENEFIT INFORMATION

EMPLOYMENT INFORMATION FOR FACILITY TO BE DESIGNATED

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

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

http://www.bls.gov/oes/current/oes_23060.htm

Current Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Office/Admin		74	\$ 4,937,492
Production/Mfg.		434	\$ 21,414,891

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Office/Admin		74	\$ 4,937,492
Production/Mfg.		434	\$ 21,414,891

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Office/Admin		11	\$ 550,000
Production/Mfg.		61	\$ 3,050,000

PUBLIC BENEFIT INFORMATION

Current Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
Office/Admin		16	\$ 265,922
Production/Mfg.		27	\$ 395,089

Retained Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
Office/Admin		16	\$ 265,922
Production/Mfg.		27	\$ 395,089

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): 12/2016

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.**

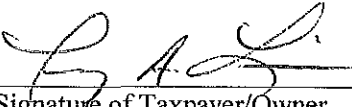
ERA filing fee (either real or personal property improvements)	.1% of total project cost not to exceed \$500
ERA filing fee (both real and personal property improvements)	.1% of total project cost not to exceed \$750
ERA filing fee (vacant commercial or industrial building)	\$500
ERA filing fee in an 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 phase-ins which I may receive.

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



Signature of Taxpayer/Owner

Troy Linder, CFO

Printed Name and Title of Applicant

2/4/2014

Date



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R4 / 2-13)

Prescribed by the Department of Local Government Finance

CITY OF FT WAYNE

MAR 12 2014

20__ PAY 20__

FORM SB-1 / Real Property

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).

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- ☐ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
☐ Residentially distressed area (IC 6-1.1-12.1-4.1)

COMMUNITY DEVL.

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, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. If the property owner misses the May 10 deadline in the initial year of occupation, he can apply between March 1 and May 10 of a subsequent year.
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 apply to any economic revitalization areas designated after June 30, 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 economic revitalization areas designated before July 1, 2000.

SECTION 1		TAXPAYER INFORMATION			
Name of taxpayer TEG Investments, LLC/Fort Wayne Metals Research Products Corp.					
Address of taxpayer (number and street, city, state, and ZIP code) P.O. Box 9040, Fort Wayne, IN 46809					
Name of contact person Troy Linder		Telephone number (260) 747-4154		E-mail address troy_linder@fwmetals.com	
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT			
Name of designating body Fort Wayne Common Council				Resolution number	
Location of property 9609 Ardmore Avenue, Fort Wayne, Indiana		County Allen		DLGF taxing district number Pleasant	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) 33,000 square foot addition to current structure.				Estimated start date (month, day, year) 02/01/2014	
				Estimated completion date (month, day, year) 12/31/2014	
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT			
Current number 551.00	Salaries \$27,013,394.00	Number retained 551.00	Salaries \$27,013,394.00	Number additional 72.00	Salaries \$3,600,000.00
SECTION 4		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT			
		REAL ESTATE IMPROVEMENTS			
		COST		ASSESSED VALUE	
Current values					
Plus estimated values of proposed project		2,000,000.00			
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 CFO		Date signed (month, day, year) 02/04/2014	

**STATEMENT OF BENEFITS
PERSONAL PROPERTY**

State Form 51764 (R2 / 12-11)

Prescribed by the Department of Local Government Finance

CITY OF FT WAYNE

MAR 12 2014

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:**COMMUNITY DEVL.**

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 Fort Wayne Metals Research Products Corp.								
Address of taxpayer (number and street, city, state, and ZIP code) P.O. Box 9040, Fort Wayne, IN 46809								
Name of contact person troy_linder@fwmetals.com				Telephone number (260) 747-4154				
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT								
Name of designating body Fort Wayne Common Council				Resolution number (s)				
Location of property Various, See attachment.			County Allen	DLGF taxing district number Pleasant				
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) Various equipment for the manufacture of fine and intermediate wire, computer equipment and hardware, testing, research and development equipment and all other deemed necessary for continued growth.				ESTIMATED				
				START DATE		COMPLETION DATE		
				Manufacturing Equipment	02/01/2014	12/31/2016		
				R & D Equipment	02/01/2014	12/31/2016		
				Logist Dist Equipment	02/01/2014	12/31/2016		
IT Equipment				02/01/2014	12/31/2016			
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT								
Current number 551	Salaries 27,013,394.00	Number retained 551	Salaries 27,013,394.00	Number additional 72	Salaries 3,600,000.00			
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	13,200,000.00		1,000,000.00		500,000.00		1,000,000.00	
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 CFO		Date signed (month, day, year) 02/04/2014		

Fort Wayne Metals Research Products Corp.

2014 Personal Property/Real Property Tax Abatement Application

1. Explanation of total improvements.

Company has experienced much growth in the past and projects continued growth in near and long term future. The Company requests a consolidated personal property tax abatement for this continued growth and expansion for all facilities located within the city of Fort Wayne. To accommodate and facilitate the growth, the Company will be placing owned equipment at a related entity's facilities located with Pleasant Township and Wayne Township. Also as part of this project, the Company may be moving equipment between various facilities. This combined abatement eases the administrative requirements for both the company and assessors.

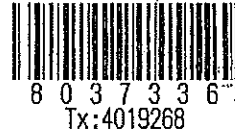
Additionally, the Company is planning a 33,000 square foot addition to its 9609 Ardmore Avenue facility and new equipment will be purchased a result of this addition.

2. Address of property to be designated & identification numbers:

Facility	Address	Parcel Number	Tax ID Number	Property Class	Township
ABA	9609 Ardmore Ave.	02-17-05-427-002.000-080	71-2521-0002	340-Light Manufacturing	Pleasant
ABB	9733 Ardmore Ave.	02-17-05-427-003.000-080	71-2521-0004	330- Industrial Medium Manufacturing	Pleasant
ABC	9733 Ardmore Ave				Pleasant
ABD	9733 Ardmore Ave	02-17-04-300-001.001-080	71-0004-0112	350-Commercial Warehouse	Pleasant
ABE/F/ N. Lot	9503 Ardmore Ave.	02-17-05-427-001.000-080	71-2521-0001	350-Commercial Warehouse	Pleasant
ABG	9823 Ardmore Ave.				Pleasant
House	9735 Ardmore	02-17-05-427-004.000-080	71-2521-0007	350-Commercial Warehouse	Pleasant
Aquaponics	9821 Ardmore Ave.				Pleasant
Nighthawk	4010 Piper Dr.	71-17-05-476-004.000-080	71-0005-0036	330- Industrial Medium Manufacturing	Pleasant
Avionics	9307 Avionics Dr.	02-17-05-252-001.000-071	70-5083-0003	340-Light Manufacturing	Pleasant
Ferguson	3618 Ferguson Rd	02-17-04-300-008.000-080	71-0004-0073	340-Light Manufacturing	Pleasant
	10222 Airport Dr				
McArthur	3401 McArthur Dr.	02-12-33-179-001.000-074	95-3475-0022	330- Industrial Medium Manufacturing	Wayne

Please note that the real estate improvement is to occur at address 9609 Ardmore Avenue.

EXHIBIT A
02-17-05-427-002.000-080



2011061329
RECORDED: 12/30/2011 08:59:00 AM
JOHN MCGAULEY
ALLEN COUNTY RECORDER
FORT WAYNE, IN

THIS FORM HAS BEEN PREPARED FOR USE IN THE STATE OF INDIANA BY LAWYERS ONLY. USING THIS FORM, FILLING IN BLANK SPACES, STRIKING OUT PROVISIONS AND INSERTING SPECIAL CLAUSES MAY CONSTITUTE THE PRACTICE OF LAW, WHICH SHOULD BE PERFORMED ONLY BY A LAWYER.

Mail tax bills to: Post Office Box 9040

Parcel Identification No. 02-17-05-427-002.000-080

Fort Wayne, Indiana 46899-9040

QUITCLAIM DEED

THIS INDENTURE WITNESSETH, that THERESA E. GLAZE, being over the age of eighteen (18) years,

GRANTOR(S) of Allen County in the State of Indiana

QUITCLAIM(S) to TEG INVESTMENTS, LLC, an Indiana limited liability company,

GRANTEE(S) ~~XX~~ XXXXXXXXXXXX

in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Allen County, in the State of Indiana:

Out-Lot "B" and Out-Lot "C", Eastburn Outlots as recorded in Plat Book 17, Page 6, in the Office of the Recorder of Allen County, Indiana.

SUBJECT TO all taxes, assessments, easements, restrictions and limitations of record, and all applicable Zoning Ordinances.

Dated this 28th day of December, 2011.

DEC 29 2011

Stacy O'Day
STACEY O'DAY
ALLEN COUNTY ASSESSOR CB

BLD Box - DBG

Allen County Recorder Document #: 2011061329

ALLEN COUNTY REC
108099
DEC 29 2011

John K. Klitz
JOHN K. KLITZ
AUDITOR

18

THREE RIVERS TITLE
COMPANY, INC.

040200747 jh

EXHIBIT A

02-17-05-427-003.000-080

#204040226

RECORDED
06/01/2004 11:20:54
RECORDER
PATRICIA J CRICK
ALLEN COUNTY, IN

Doc. No. 204040226
Receipt No. 18491

DCFD	3.00
DEED	8.00
MISL	1.00
BCSF	5.00
Total	17.00

MAIL TAX DUPLICATES TO:
9900 Indianapolis Road
Fort Wayne, Indiana 46809

QUITCLAIM DEED

71-2521-0004
PLEASANT

THIS INDENTURE WITNESSETH, That **MONTAGUE S. CLAYBROK**, as Trustee for the Chapter 7 Bankruptcy Estate of MTI Insulated Products, Inc., a Delaware corporation ("Grantor"), SELLS AND QUITCLAIMS to **QUOIN ENTERPRISES LLC**, an Indiana limited liability company ("Grantee"), for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate ("Property") in Allen County, in the State of Indiana, to-wit:

Lot D in Eastburn Out Lots as recorded in Plat Record 17, page 6, in the Office of the Recorder of Allen County, Indiana.

The Grantor executing this deed represents and certifies that he is the duly appointed agent of the Estate of MTI Insulated Products, Inc. and is fully empowered by court appointment to execute and deliver this deed.

IN WITNESS WHEREOF, Grantor executes this Quitclaim Deed this 26 day of May, 2004.

By:

M. S. Claybrook

MONTAGUE S. CLAYBROOK, as Trustee
for the Chapter 7 Bankruptcy Estate of MTI
Insulated Products, Inc.

AUDITOR'S OFFICE
Duly entered for taxation. Subject
to final acceptance for transfer.

MAY 28 2004

Elizabeth A. Closer
AUDITOR OF ALLEN COUNTY

FILED

MAY 28 2004

SALES DISCLOSURE
FORM

(00089772 / 2)
FWIMAN1 338470v1

04-5165
ALLEN COUNTY AUDITOR'S NUMBER

164111C

Lawyers Title

750906789 jh 1



* 2 0 0 9 0 4 9 1 5 3 9 *

2009049153**EXHIBIT A**

02-17-04-300-001.001-080

RECORDED ON

09/21/2009 02:30:05PM

JOHN MCGAULEY

ALLEN COUNTY RECORDER

FORT WAYNE, IN

RECORDATION REQUESTED BY:

Tower Bank & Trust Company

Business Banking

116 E. Berry St

Fort Wayne, IN 46802

REC FEE: 30.00

TRANS # 71539

MORTGAGE**MAXIMUM LIEN.** The lien of this Mortgage shall not exceed at any one time \$520,000.00.

THIS MORTGAGE dated September 17, 2009, is made and executed between Quoin Enterprises, LLC, an Indiana limited liability company (referred to below as "Grantor") and Tower Bank & Trust Company, whose address is 116 E. Berry St, Fort Wayne, IN 46802 (referred to below as "Lender").

GRANT OF MORTGAGE. For valuable consideration, Grantor mortgages, warrants, and conveys to Lender all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in Allen County, State of Indiana:

Lot D in Eastburn out lots as recorded in Plat Record 17, page 6.

The Real Property or its address is commonly known as 9733 Ardmore Ave., Fort Wayne, IN 46809.

CROSS-COLLATERALIZATION. In addition to the Note, this Mortgage secures all obligations, debts and liabilities, plus interest thereon, of Grantor to Lender, or any one or more of them, as well as all claims by Lender against Grantor or any one or more of them, whether now existing or hereafter arising, whether related or unrelated to the purpose of the Note, whether voluntary or otherwise, whether due or not due, direct or indirect, determined or undetermined, absolute or contingent, liquidated or unliquidated, whether Grantor may be liable individually or jointly with others, whether obligated as guarantor, surety, accommodation party or otherwise, and whether recovery upon such amounts may be or hereafter may become barred by any statute of limitations, and whether the obligation to repay such amounts may be or hereafter may become otherwise unenforceable.

As more fully described in this mortgage, the Property includes: (a) all extensions, improvements, substitutes, replacements, renewals, and additions to any of the property described; (b) all rents, proceeds, income, and profits from any of the other property described; and (c) all awards, payments, or proceeds of voluntary or involuntary conversion of any of the property described, including insurance, condemnation, tort claims, and other obligations dischargeable in cash.

Grantor presently assigns to Lender all of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

THIS MORTGAGE, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS UNDER THE NOTE, THE RELATED DOCUMENTS, AND THIS MORTGAGE. THIS MORTGAGE IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

THIS FORM HAS BEEN PREPARED FOR USE IN THE
STRIKING OUT PROVISIONS, AND INSERTION OFCER.
EP.

Mail tax bills to:

4503 INDIANAPOLIS RD
FORT WAYNE IN 46809

WARRANTY DEED 95-026970

THIS INDENTURE WITNESSETH, That

DANIEL Z. UNVERZAGT AND ROSALIN I. UNVERZAGT, HUSBAND AND WIFE, EACH
OVER THE AGE OF EIGHTEEN (18) YEARS

("Grantor") of ALLEN

County in the State of

INDIANA

CONVEYS AND WARRANTS TO

QUOIN ENTERPRISES LLC, an Indiana limited liability company

of Allen

County in the State of

INDIANA

in consideration of One Dollar and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the
following described real estate in ALLEN County, in the State of Indiana:

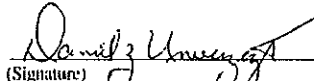
LOT A EASTBURN OUT LOTS IN THE NORTH 1/2 OF THE EAST 1/2 OF THE SOUTHEAST
1/4 OF SECTION 5, TOWNSHIP 29 NORTH, RANGE 12 EAST, ALLEN COUNTY, INDIANA,
ACCORDING TO THE RECORDED PLAT THEREOF RECORDED IN PLAT
BOOK 17, PAGE 6, IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA.

DULY ENTERED FOR TAXATION

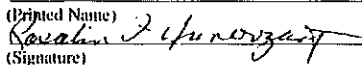
JUN 23 1995


AUDITOR OF ALLEN COUNTY

Dated this 23rd day of June, 1995.

95-3989
AUDITOR'S NUMBER

(Signature)
DANIEL Z. UNVERZAGT

(Signature)


(Printed Name)
ROSALIN I. UNVERZAGT
(Signature)
ROSALIN I. UNVERZAGT
(Printed Name)

(Printed Name)

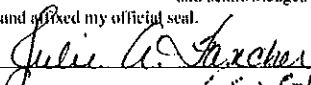
(Signature)

(Printed Name)

STATE OF INDIANA

COUNTY OF Allen SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 23rd day of June, 1995,
personally appeared: DANIEL Z. UNVERZAGT AND ROSALIN I. UNVERZAGT, HUSBAND AND WIFE,
EACH OVER THE AGE OF EIGHTEEN (18) YEARS and acknowledged the execution
of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: 10-23-98 Signature 

Resident of Allen County Printed Julie A. Fancher

STATE OF _____
COUNTY OF _____ SS:

Before me, the undersigned, a Notary Public in and for said County and State, this _____ day of _____
personally appeared: _____ and acknowledged the execution
of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: _____ Signature _____

Resident of _____ County Printed _____, Notary Public

This instrument prepared by TERRY L. SMITH, TERRY L. SMITH, P.C. Attorney at Law
Attorney Identification No. 393-92 116 NORTH MAIN STREET, COLUMBIA CITY, IN 46725
MAIL TO:

FWNB BOX

9526970

EXHIBIT A

02-17-05-427-004.000-080

EXHIBIT "A"

PARCEL I:

Outlot E, in Eastburn Out Lot as recorded in Plat Record 17, page 6 in the Office of the Recorder of Allen County, Indiana.

EXCEPT:

Part of Out-Lot "E" in Eastburn Out Lots, as recorded in Plat Record 17, page 6 in the Office of the Recorder of Allen County, Indiana, more particularly described as follows:

COMMENCING at a 5/8-inch rebar [SCO cap] found marking the Southwest corner of Out-Lot "E" in said Eastburn Out Lots; thence North 90 degrees 00 minutes 00 seconds East, (assumed bearing and is used as the basis for the bearings in this description), along the South line of said Out-Lot "E", 487.50 feet to a 5/8-inch rebar [Tazian cap] set at the Point of Beginning; thence North 90 degrees 00 minutes 00 seconds East, continuing along said South line, 380.00 feet to a set 5/8-inch rebar [Tazian cap]; thence North 00 degrees 00 minutes 00 seconds East, 316.98 feet to a 5/8-inch rebar [Tazian cap] set on the South line of an existing 16 foot wide ingress and egress easement (Document Numbers 80-010004 & 960053336); thence South 90 degrees 00 minutes 00 seconds West, along the South line of said easement, 380.00 feet to a set mag nail [Tazian disk]; thence South 00 degrees 00 minutes 00 seconds West, 316.98 feet to the POINT OF BEGINNING, containing 2.77 acres of land more or less.

PARCEL II:

Part of Out-Lot "E" in Eastburn Out Lots, as recorded in Plat Record 17, page 6 in the Office of the Recorder of Allen County, Indiana, more particularly described as follows:

COMMENCING at a 5/8-inch rebar found marking the Southwest corner of Out-Lot "E" in said Eastburn Out Lots; thence North 90 degrees 00 minutes 00 seconds East, (assumed bearing and is used as the basis for the bearings in this description), along the South line of said Out-Lot "E", 487.50 feet to a 5/8-inch rebar set at the Point of Beginning; thence North 90 degrees 00 minutes 00 seconds East, continuing along said South line, 380.00 feet to a set 5/8-inch rebar; thence North 00 degrees 00 minutes 00 seconds East, 316.98 feet to a 5/8-inch rebar set on the South line of an existing 16 foot wide ingress and egress easement (Document Numbers 80-010004 & 960053336); thence South 90 degrees 00 minutes 00 seconds West, along the South line of said easement, 380.00 feet to a set mag nail; thence South 00 degrees 00 minutes 00 seconds West, 316.98 feet to the POINT OF BEGINNING, containing 2.77 acres of land more or less.

BDD01 5620066v1

THIS FORM HAS BEEN APPROVED BY THE INDIANA STATE BAR ASSOCIATION FOR USE BY LAWYERS ONLY. THE SELECTION OF A FORM OF INSTRUMENT, FILLING IN BLANK SPACES, STRIKING OUT PROVISIONS AND INSERTION OF SPECIAL CLAUSES, CONSTITUTES THE PRACTICE OF LAW AND SHOULD BE DONE BY A LAWYER.

77-029176

WARRANTY DEED

1001 Commerce
- 02-18-05

This indenture witnesses that ANTHONY WAYNE OIL CORPORATION OF W. VA., a West Virginia Corporation,

of Ohio County in the State of West Virginia

Convey and warrant to ANTHONY WAYNE CORPORATION, an Indiana Corporation,

of Allen County in the State of Indiana

for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in Allen County in the State of Indiana, to wit:

Part of the Southeast quarter of the Southeast quarter in Section 5, Township 29 North, Range 12 East in Allen County, Indiana, described as follows, to wit: Beginning at a point on the North line of the Southeast quarter of the Southeast quarter of Section 5, Township 29 North, Range 12 East in Allen County, Indiana, said point being situated 780.0 feet North 89 degrees 13 minutes East from the Northwest corner of the said Southeast quarter of the Southeast quarter of Section 5, Township 29 North, Range 12 East in Allen County, Indiana; thence North 89 degrees 13 minutes East 250.0 feet along the said North line of the Southeast quarter of the Southeast quarter of Section 5, Township 29 North, Range 12 East; thence South 1 degree 41 minutes East 648.2 feet to the centerline of "C" Street in the said Southeast quarter of the Southeast quarter of Section 5, Township 29 North, Range 12 East; thence South 88 degrees 11 minutes West 250.0 feet along the said centerline of "C" Street; thence North 1 degree 41 minutes West 652.7 feet on a line parallel to the West line of the said Southeast quarter of the Southeast quarter of Section 5, Township 29 North, Range 12 East to the place of beginning, containing 3.733 acres of land, more or less, subject to an easement over the South 25.0 feet thereof for the North half of the aforementioned "C" Street and also subject to easements for the installation and maintenance of all public or quasi public utilities and services as shown on the plat herewith, said easements being 14.0 feet in width, extending 7.0 feet on either side of the aforementioned utilities and services, and also subject to all building and set-back restrictions, all of the above easements and restrictions to be as established and designated by the Board of Aviation Commissioners of the City of Fort Wayne, Indiana.

ALLEN COUNTY RECORDER
JAN 12 2006
JAN 12 2006

7 7 2 9 1 7 6

Mail Tax Bills To:
9609 Indianapolis Rd
Fort Wayne, In 46809

CORPORATE DEED

Tax Key No. _____
#960066439 Page 1

THIS INDENTURE WITNESSETH, That HBC REALTY CORPORATION,
_____, ("Grantor"), a corporation organized and
existing under the laws of the State of INDIANA, CONVEYS AND WARRANTS
~~RELEASES AND FORFEITS CLAIMS (same one)~~ to QUOIN ENTERPRISES LLC
_____ of ALLEN County,
in the State of INDIANA, in consideration of \$1.00 and other good and
valuable consideration the receipt of which is hereby acknowledged, the
following described real estate in ALLEN County, in the State of Indiana, to-wit:

Block 3 in Baer Field Industrial Park, Section I, as recorded in Plat
Cabinet C, page 134 and Document Number 960061294.

This conveyance is subject to current taxes and all subsequent taxes;
also subject to existing highways, easements, rights of way, assessments
and restrictions of record.

Grantor warrants and states that no Indiana Gross Income Tax is due or
payable as a result of this conveyance.

JULY ENTERED FOR TAXATION

DEC - 2 1996


NOTARY OF ALLEN COUNTY

RECORDED
12/02/1996 14:07:38
RECORDER
VIRGINIA L. YOUNG
ALLEN COUNTY, IN

Doc. No. 960066439
Receipt No. 21714
Date 12/02/1996 14:07:25

DCFD	3.00
DEED	6.00
SCSF	1.00
SDIS	5.00
Total	15.00

The undersigned person(s) executing this deed represent(s) and certify (certifies) on behalf of the Grantor, that (each of
the undersigned is a duly elected officer of the Grantor and has been fully empowered by proper resolution, or the by-laws of
the Grantor, to execute and deliver this deed; that the Grantor is a corporation in good standing in the State of its origin and
where required, in the State where the subject real estate is situate; that the Grantor has full corporate capacity to convey the
real estate described; and that all necessary corporate action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 27
day of November, 19 96 HBC REALTY CORPORATION

(NAME OF CORPORATION)
By Mark F. Hagerman By Randall L. Horstman
Mark F. Hagerman, Vice President Randall L. Horstman, Assistant Secretary
(PRINTED NAME AND OFFICE) (PRINTED NAME AND OFFICE)

STATE OF INDIANA
COUNTY OF ALLEN SS:

96 15062

Before me, a Notary Public in and for said County and State, personally appeared Mark F. Hagerman

and Randall L. Horstman the Vice President
and Assistant Secretary, respectively of HBC REALTY CORPORATION,
who acknowledged execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn,
stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 27 day of NOVEMBER, 19 96
My Commission Expires 8/14/98 Signature Daniel E. Serban
Resident of Allen County Printed Daniel E. Serban, Notary Public
This instrument prepared by DANIEL E. SERBAN, Attorney at Law.
Mail to: Shambaugh Kast Box

EXHIBIT A - LEGAL DESCRIPTION

Part of the West one-half of the Southwest Quarter of Section 4, Township 29 North, Range 12 East, in Allen County, Indiana, in particular described as follows to-wit:

Commence on the South line of said Quarter Section at a point situated 65.0 feet, South 88 degrees 20 minutes West of the Southeast corner of the West one-half of said Quarter Section; thence South 88 degrees 20 minutes West, a distance of 350.8 feet; thence Northerly by a deflection right of 89 degrees 50 minutes along the East line of 1.20 acres conveyed to Lawrence H. Lee by deed recorded in Document No. 86-39407, a distance of 433.1 feet; thence North 88 degrees 20 minutes East, and Parallel to the South line of said Quarter Section, a distance of 353.8 feet to a point situated 65.0 feet West of the East line of the West one-half of the Southwest Quarter of said Section 4; thence South and parallel to the line aforesaid, a distance of 433.1 feet to the point of beginning, containing 3.502 acres, more or less.

EXCEPTING therefrom the East 10 feet thereof, conveyed to the City of Fort Wayne for street, sidewalk and utility purposes as taken in instrument 72-23-418.

ALSO,

EXCEPTING a triangular portion conveyed to the City of Fort Wayne for street, sidewalk and utilities as taken by instrument 72-23-418 and described as follows:

Beginning at a point 75 feet West and 30 feet north of the Southeast corner of the West half of the Southwest Quarter of Section 4, Township 29 North, Range 12 East; thence North, 30 feet; thence in a Southwesterly direction, 42.42 feet; thence East, 30 feet to the point of beginning.

ALSO

EXCEPTING the North 83.8 feet.

END OF EXHIBIT A

PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 30 NORTH, RANGE 12 EAST, ALLEN COUNTY, INDIANA, IN PARTICULAR DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT AN IRON PIN AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF THE LAKE ERIE AND WESTERN RAILROAD AND THE CENTERLINE OF THE INDIANAPOLIS ROAD; THENCE SOUTH 00 DEGREES 00 MINUTES WEST, 834.24 FEET ALONG THE WEST RIGHT-OF-WAY OF THE LAKE ERIE AND WESTERN RAILROAD TO A STONE CORNER; THENCE SOUTH 88 DEGREES 30 MINUTES WEST, 548.46 FEET TO AN IRON PIN ON THE CENTERLINE OF THE INDIANAPOLIS ROAD; THENCE NORTH 22 DEGREES 30 MINUTES EAST, 510.84 FEET ALONG THE CENTERLINE OF THE INDIANAPOLIS ROAD TO A POINT; THENCE NORTH 41 DEGREES 45 MINUTES EAST, 509.52 FEET ALONG THE CENTERLINE OF THE INDIANAPOLIS ROAD TO THE PLACE OF BEGINNING, CONTAINING 6.31 ACRES, MORE OR LESS.

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Fort Wayne Metals Research Products Corporation is requesting the designation of an Economic Revitalization Area for both real and personal property improvements in the amount of \$17,700,000. In order to expand, Fort Wayne Metals Research Products Corporation will construct a 33,000 square foot addition to its facility at 9609 Ardmore Avenue and purchase and install new manufacturing, research and development, logistical distribution and information technology equipment at all their Fort Wayne facilities.**

EFFECT OF PASSAGE: **Designation of Fort Wayne Metals Research Products Corporation's facilities will allow them to continue to serve their existing customers and meet the growing needs for their products worldwide. 72 full-time jobs will be created as a result of the project.**

EFFECT OF NON-PASSAGE: **Potential loss of development and 72 full-time jobs**

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

ASSIGNED TO COMMITTEE (PRESIDENT): **Russell Jehl and John Crawford**

MEMORANDUM



TO: City Council

FROM: Elissa McGauley, Economic Development Specialist

DATE: March 19, 2014

RE: Request for designation by Fort Wayne Metals Research Products Corporation as an ERA for real and personal property improvements

BACKGROUND

PROJECT ADDRESS:	Multiple addresses - Ardmore Avenue, Piper Drive, Avionics Drive, Ferguson Road, Airport Drive, McArthur Drive	PROJECT LOCATED WITHIN:	Redevelopment Area
PROJECT COST:	\$ 17,700,000	COUNCILMANIC DISTRICT:	4

COMPANY PRODUCT OR SERVICE:	Manufacturing of intermediate, fine and ultra-fine wire, stranded and cabled products, nickel-titanium wire and the study of fish and plant production in a closed loop, sustainable system
PROJECT DESCRIPTION:	Construction of a 33,000 square foot addition to 9609 Ardmore Avenue and installation of manufacturing, research and development, logistical distribution, and information technology equipment at all Fort Wayne facilities.

CREATED

RETAINED

JOBS CREATED (FULL-TIME):	72	JOBS RETAINED (FULL-TIME):	508
JOBS CREATED (PART-TIME):	0	JOBS RETAINED (PART-TIME):	43
TOTAL NEW PAYROLL:	\$ 3,600,000	TOTAL RETAINED PAYROLL:	\$ 27,013,394
AVERAGE SALARY (FULL-TIME NEW):	\$ 50,000	AVERAGE SALARY (FULL-TIME RETAINED):	\$ 51,875

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: Properties to be designated are zoned IN2, a general industrial zoning classification. Use of property is consistent with the land use policies of the City of Fort Wayne.

Yes ☒ No ☐ N/A ☐

Project encourages the improvement or replacement of a deteriorated or obsolete structure?

Yes ☒ No ☐ N/A ☐

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

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?
Explain: 72 full-time jobs will be created as a result of the project.

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, Fort Wayne Metals Research Products 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 and an estimate of real and personal property tax savings with the ten year deductions.

COMMENTS

Signed:

Elissa McHaulley
Economic Development Specialist

Real Property Abatements

Tax Abatement Review System

	Points Possible	Points Awarded
INVESTMENT (30 points possible)		
Total new investment in real property (new structures and/or rehabilitation)		
Over \$1,000,000	10	10
\$500,000 to \$999,999	8	
\$100,000 to \$499,999	6	
Under \$100,000	4	
Investment per employee (both jobs created and retained)		
\$35,000 or more	10	
\$18,500 to \$34,999	8	
\$6,250 to \$18,499	6	
\$1,250 to \$6,249	4	4
less than \$1,250	2	
Estimated local income taxes generated from jobs retained		
\$80,000 or more	5	5
\$30,000 to \$79,999	4	
\$10,000 to \$29,999	3	
\$5,000 to \$9,999	2	
less than \$5,000	1	
Estimated local income taxes generated from jobs created (Double points for start-up)		
\$30,000 or more	5	5
\$10,000 to \$29,999	4	
\$5,000 to \$9,999	3	
\$3,000 to \$4,999	2	
less than \$3,000	1	
ECONOMIC BASE (20 points possible)		
Location Quotient in designated Occupation Code (use majority Occupation Code of all created and retained jobs)		
Greater than 1.0	5	5
Estimated Percent of Business done outside Allen County		
Greater than 75%	15	15
50% to 74%	10	
25% to 49%	5	
JOBS (20 points possible)		
Total number of permanent jobs retained		
Over 250	10	10
100 to 249	8	
50 to 99	6	
25 to 49	4	
10 to 24	2	
1 to 9	1	
Total number of permanent jobs created (Double for start-up)		
Over 100	10	
50-99	8	8
25-49	6	
10-24	4	
1 to 9	2	
WAGES (20 points possible)		
Median salary of the jobs created and/or retained		
Over \$45,000	20	20
\$40,000 to \$44,999	16	
\$35,000 to \$39,999	12	
\$30,000 to \$34,999	8	
\$25,000 to \$29,999	4	
under \$25,000	0	
BENEFITS (10 points possible)		
Major Medical Plan	7	7
Pension, Tuition Reimbursement, Life Insurance, Dental Insurance, Disability Insurance,	3	3
SUSTAINABILITY		
Construction uses green building techniques (ie LEED Certification)	5	
Construction uses techniques to minimize impact on Combined Sewer Overflows (CSOs)	5	

Total 92

Length of Abatement

20 to 39 points - 3 year abatement
40 to 59 points - 5 year abatement
60 to 69 points - 7 year abatement
70 to 100 points - 10 year abatement

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

Real Property Deduction Schedules	Alternative Deduction Real Property Schedules
10 year	10 Year
Year 1: 100%	Year 1: 100%
Year 2: 95%	Year 2: 100%
Year 3: 80%	Year 3: 100%
Year 4: 65%	Year 4: 100%
Year 5: 50%	Year 5: 100%
Year 6: 40%	Year 6: 90%
Year 7: 30%	Year 7: 80%
Year 8: 20%	Year 8: 65%
Year 9: 10%	Year 9: 50%
Year 10: 5%	Year 10: 40%
Year 11: 0%	
7 year	7 Year
Year 1: 100%	Year 1: 100%
Year 2: 85%	Year 2: 100%
Year 3: 71%	Year 3: 100%
Year 4: 57%	Year 4: 100%
Year 5: 43%	Year 5: 100%
Year 6: 29%	Year 6: 71%
Year 7: 14%	Year 7: 43%
Year 8: 0%	
6 year	
Year 1: 100%	
Year 2: 80%	
Year 3: 60%	
Year 4: 40%	
Year 5: 20%	
Year 6: 0%	
3 year	
Year 1: 100%	
Year 2: 66%	
Year 3: 33%	
Year 4: 0%	

Personal Property Abatements

Tax Abatement Review System

	Points Possible	Points Awarded
INVESTMENT (30 points possible)		
Total new Investment in equipment		
Over \$5,000,000	10	10
\$1,000,000 to \$4,999,999	8	
\$500,000 to \$999,999	6	
\$0 to \$499,999	4	
Investment per employee (both jobs created and retained)		
\$35,000 or more	10	
\$18,500 to \$34,999	8	8
\$6,250 to \$18,499	6	
\$1,250 to \$6,249	4	
less than \$1,250	2	
Estimated local income taxes generated from jobs retained		
\$80,000 or more	5	5
\$30,000 to \$79,999	4	
\$10,000 to \$29,999	3	
\$5,000 to \$9,999	2	
less than \$5,000	1	
Estimated local income taxes generated from jobs created (Double points for start-up)		
\$30,000 or more	5	5
\$10,000 to \$29,999	4	
\$5,000 to \$9,999	3	
\$3,000 to \$4,999	2	
less than \$3,000	1	
ECONOMIC BASE (20 points possible)		
Location Quotient in designated Occupation Code (use majority Occupation Code of all created and retained jobs)		
Greater than 1.0	5	5
Estimated Percent of Business done outside Allen County		
Greater than 75%	15	15
50% to 74%	10	
25% to 49%	5	
JOBS (20 points possible)		
Total number of permanent jobs retained		
Over 250	10	10
100 to 249	8	
50 to 99	6	
25 to 49	4	
10 to 24	2	
1 to 9	1	
Total number of permanent jobs created (Double for start-up)		
Over 100	10	10
50-99	8	
25-49	6	
10-24	4	
1 to 9	2	
WAGES (20 points possible)		
Median salary of the jobs created and/or retained		
Over \$45,000	20	20
\$40,000 to \$44,999	16	
\$35,000 to \$39,999	12	
\$30,000 to \$34,999	8	
\$25,000 to \$29,999	4	
under \$25,000	0	
BENEFITS (10 points possible)		
Major Medical Plan	7	7
Pension, Tuition Reimbursement, Life Insurance, Dental Insurance, Disability Insurance,	3	3
SUSTAINABILITY		
Construction uses green building techniques (ie LEED Certification)	5	
Construction uses techniques to minimize impact on Combined Sewer Overflows (CSOs)	5	
Total		98

Length of Abatement
20 to 39 points - 3 year abatement
40 to 59 points - 5 year abatement
60 to 69 points - 7 year abatement
70 to 100 points - 10 year abatement

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

Personal Property Deduction Schedules	Alternative Deduction Personal Property Schedules
10 year	10 Year
Year 1: 100%	Year 1: 100%
Year 2: 90%	Year 2: 100%
Year 3: 80%	Year 3: 100%
Year 4: 70%	Year 4: 100%
Year 5: 60%	Year 5: 100%
Year 6: 50%	Year 6: 90%
Year 7: 40%	Year 7: 80%
Year 8: 30%	Year 8: 65%
Year 9: 20%	Year 9: 50%
Year 10: 10%	Year 10: 40%
Year 11: 0%	
7 year	7 Year
Year 1: 100%	Year 1: 100%
Year 2: 85%	Year 2: 100%
Year 3: 71%	Year 3: 100%
Year 4: 57%	Year 4: 100%
Year 5: 43%	Year 5: 100%
Year 6: 29%	Year 6: 71%
Year 7: 14%	Year 7: 43%
Year 8: 0%	
5 year	
Year 1: 100%	
Year 2: 80%	
Year 3: 60%	
Year 4: 40%	
Year 5: 20%	
Year 6: 0%	
3 year	
Year 1: 100%	
Year 2: 66%	
Year 3: 33%	
Year 4: 0%	

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

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	\$15,700,000	40%	\$6,280,000	\$6,280,000	100%	0%	\$6,280,000	\$0	0.028061	\$0	\$176,223
2	\$15,700,000	56%	\$8,792,000	\$8,792,000	90%	10%	\$7,912,800	\$879,200	0.028061	\$24,671	\$222,041
3	\$15,700,000	42%	\$6,594,000	\$6,594,000	80%	20%	\$5,275,200	\$1,318,800	0.028061	\$37,007	\$148,027
4	\$15,700,000	32%	\$5,024,000	\$5,024,000	70%	30%	\$3,516,800	\$1,507,200	0.028061	\$42,294	\$98,685
5	\$15,700,000	30%	\$4,710,000	\$4,710,000	60%	40%	\$2,826,000	\$1,884,000	0.028061	\$52,867	\$79,300
6	\$15,700,000	30%	\$4,710,000	\$4,710,000	50%	50%	\$2,355,000	\$2,355,000	0.028061	\$66,084	\$66,084
7	\$15,700,000	30%	\$4,710,000	\$4,710,000	40%	60%	\$1,884,000	\$2,826,000	0.028061	\$79,300	\$52,867
8	\$15,700,000	30%	\$4,710,000	\$4,710,000	30%	70%	\$1,413,000	\$3,297,000	0.028061	\$92,517	\$39,650
9	\$15,700,000	30%	\$4,710,000	\$4,710,000	20%	80%	\$942,000	\$3,768,000	0.028061	\$105,734	\$26,433
10	\$15,700,000	30%	\$4,710,000	\$4,710,000	10%	90%	\$471,000	\$4,239,000	0.028061	\$118,951	\$13,217
11	\$15,700,000	30%	\$4,710,000	\$4,710,000	0%	100%	\$0	\$4,710,000	0.028061	\$132,167	\$0
TOTAL TAX SAVED									(10 yrs on 10 yr deduction)		<u>\$922,528</u>
TOTAL TAX PAID									(10 yrs on 10 yr deduction)		<u>\$619,424</u>

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	\$2,000,000	\$2,000,000	\$2,000,000	100%	0%	\$2,000,000	\$0	0.028061	\$0	\$56,122
2	\$2,000,000	\$2,000,000	\$2,000,000	95%	5%	\$1,900,000	\$100,000	0.028061	\$2,806	\$53,316
3	\$2,000,000	\$2,000,000	\$2,000,000	80%	20%	\$1,600,000	\$400,000	0.028061	\$11,224	\$44,898
4	\$2,000,000	\$2,000,000	\$2,000,000	65%	35%	\$1,300,000	\$700,000	0.028061	\$19,643	\$36,479
5	\$2,000,000	\$2,000,000	\$2,000,000	50%	50%	\$1,000,000	\$1,000,000	0.028061	\$28,061	\$28,061
6	\$2,000,000	\$2,000,000	\$2,000,000	40%	60%	\$800,000	\$1,200,000	0.028061	\$33,673	\$22,449
7	\$2,000,000	\$2,000,000	\$2,000,000	30%	70%	\$600,000	\$1,400,000	0.028061	\$39,285	\$16,837
8	\$2,000,000	\$2,000,000	\$2,000,000	20%	80%	\$400,000	\$1,600,000	0.028061	\$44,898	\$11,224
9	\$2,000,000	\$2,000,000	\$2,000,000	10%	90%	\$200,000	\$1,800,000	0.028061	\$50,510	\$5,612
10	\$2,000,000	\$2,000,000	\$2,000,000	5%	95%	\$100,000	\$1,900,000	0.028061	\$53,316	\$2,806
11	\$2,000,000	\$2,000,000	\$2,000,000	0%	100%	\$0	\$2,000,000	0.028061	\$56,122	\$0
TOTAL TAX SAVED REAL PROPERTY									(10 yrs on 10 yr deduction)	\$277,804
TOTAL TAX PAID REAL PROPERTY (10 yrs)									(10 yrs on 10 yr deduction)	\$283,416
TOTAL TAX SAVED MACHINERY & BUILDING									(10 yrs on 10 yr deduction)	\$1,200,332
TOTAL TAX PAID MACHINERY & BUILDING									(10 yrs on 10 yr deduction)	\$902,840

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