BILL NO. R-14-10-26

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 2100 W. State Blvd, Fort Wayne, Indiana 46808 (Dana Light Axle Products LLC)

WHEREAS, Petitioner has duly filed its petition dated October 17, 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, said project will retain 511 full-time, permanent jobs for a total current annual payroll of $20,817,381, with the average current, annual job salary being $40,739; and

WHEREAS, the total estimated project cost is $49,000,000; 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:

(a) Said Resolution shall be filed with the Allen County Assessor;

(b) Said Resolution shall be referred to the Committee on Finance requesting a recommendation from said committee concerning the advisability of designating the above area an "Economic Revitalization Area";

(c) Common Council shall publish notice in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption and substance of this resolution and setting this designation as an "Economic Revitalization Area" for public hearing;

SECTION 3. That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall apply to a deduction of the assessed value of personal property for new 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 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 installation of new manufacturing equipment.

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

(a) If the proposed new manufacturing equipment is not installed, the approximate current year tax rates for this site would be $3.3065/$100.

(b) If the proposed new manufacturing equipment is installed and no deduction is granted, the approximate current year tax rate for the site would be $3.3065/$100 (the change would be negligible).

(c) 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 $3.3065/$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 new manufacturing equipment shall be for a period of ten years.

SECTION 8. The deduction schedule from the assessed value of new manufacturing equipment pursuant to I.C. 6-1.1-12.1-17 shall look like this:

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

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

SECTION 10. That, the taxpayer is non-delinquent on any and all property tax due to jurisdictions within Allen County, Indiana.

SECTION 11. 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 said 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 12. 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

OCT 17 2014

ajw

COMMUNITY DEVL.

03/2013

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:	
Total cost of manufacturing equipment improvements:	$ 49,000,000
Total cost of research and development equipment improvements:	
Total cost of logistical distribution equipment improvements:	
Total cost of information technology equipment improvements:	
TOTAL OF ABOVE IMPROVEMENTS:	$ 49,000,000

GENERAL INFORMATION

Real property taxpayer's name: Dana Light Axle Products LLC

Personal property taxpayer's name: Dana Light Axle Products LLC

Telephone number: (419) 887-3000

Address listed on tax bill: 2100 W State Blvd, Fort Wayne, Indiana 46808

Name of company to be designated, if applicable: Dana Light Axle Products LLC

Year company was established: Facility built 1945-1970

Address of property to be designated: 2100 W State Blvd, Fort Wayne, Indiana 46808

Real estate property identification number: Multiple parcels (see attached exhibit)

Contact person name: Paul Watroba, Manager North American Taxes

Contact person telephone number: (734) 629-1251 Contact person Email: paul.watroba@dana.com

Contact person address: One Village Center, Van Buren Twp, MI 48111

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Rodney R.Filcek	Director	6201 Trust Dr, Holland, OH 43528	(419) 887-3000
Mark B.Wallace	Director	One Village Ctr, Van Buren Twp, MI 48111	(419) 887-3000
Lillian Etzkorn	Treasurer	One Village Ctr, Van Buren Twp, MI 48111	(419) 887-3000
Timothy Kraus	Asst.Treasurer	One Village Ctr, Van Buren Twp, MI 48111	(419) 887-3000
Marc S.Levin	Secretary	3939 Technology Dr, Maumee OH 43537	(419) 887-3000

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

NAME	PERCENTAGE
Dana Automotive Systems Group LLC	100%

☐ 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? 100%

What is the company's primary North American Industrial Classification Code (NAICs)? 336300

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

Dollar amount of annual sales for the last three years:

Year	Annual Sales
2013	$ 233,506,904.00
2012	$ 210,867,782
2011	$ 168,572,270

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

Customer Name	City/State	Annual Gross Sales
Dana Light Axle Manufacturing LLC	Dry Ridge, Kentucky	$ 191,750,884
Dana Driveshaft Manufacturing LLC	Auburn Hills, Michigan	$ 13,295,849
Dana Light Axle Products LLC	Albion, Indiana	$ 9,629,091

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

Supplier Name	City/State	Annual Gross Purchases
US Manufacturing Corporation	Warren, Michigan	$ 26,500,000
Grede LLC	Chicago Illinois	$ 17,000,000
Prestrite Corporation	Cleveland, OH	$ 8,000,000

List the company's top three competitors:

Competitor Name	City/State
GKN PLC	Worcestershire, UK
American Axle & Holdings Inc	Detroit, MI
Magna INternational	Ontario Canada

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

Industrial Use, Automotive Parts Manufacturer

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?

Dana is located within the corporate limits of the City of Fort Wayne and the area has experienced a lack of any significant development for a number of 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:

The subject property is a single tenant industrial manufacturing/warehouse facility consisting of structural steel framing with masonry and concrete encasement.

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

The condition is typical for a building built in 1945 with additions through 1970.

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

N/A

Projected construction start (month/year): N/A

Projected construction completion (month/year): N/A

☐ Yes ☐ No Will construction result in Leadership in Energy and Environmental Design (LEED) certification by the U.S. Green Building Council? N/A

☐ Yes ☐ No Will construction use techniques to minimize impact on combined sewer overflows? (i.e. rain gardens, bio swales, etc.) N/A

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)

See Exhibit "D"

☐ 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): SEE EXHIBIT "D"

Date last piece of equipment will be installed (month/year): SEE EXHIBIT "D"

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

See Exhibit "D"

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: N/A

Projected occupancy date (month/year): N/A

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
Machinist	51-4041	324	$ 12,293,331
Mechanics	49-9041	120	$ 4,561,291
Truck/Tractor Ops	53-7051	14	$ 556,218
Rolling Machine	51-4023	5	$ 197,600
Salaried		48	$ 3,208,941

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Machinist	51-4041	324	$ 12,293,331
Mechanics	49-9041	120	$ 4,561,291
Truck/Tractor Ops	53-7051	14	$ 556,218
Rolling Machine	51-4023	5	$ 197,600
Salaried		48	$ 3,208,941

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
N/A			

PUBLIC BENEFIT INFORMATION

Current Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
N/A			

Retained Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
N/A			

Additional Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
N/A			

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): ______________________

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

Timothy Kraus, Assistant Treasurer

Printed Name and Title of Applicant

10-15-14

Date

STATEMENT OF BENEFITS
PERSONAL PROPERTY
State Form 51764 (R3 / 12-13)
Prescribed by the Department of Local Government Finance

CITY OF FT WAYNE
OCT 17 2014
COMMUNITY DEVL.

FORM SB-1 / PP

PRIVACY NOTICE
Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

INSTRUCTIONS

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.*
2. *The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the installation of qualifying abatable equipment for which the person desires to claim a deduction.*
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, must submit Form CF-1/PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)*
5. *For a Form SB-1/PP that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/PP that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. (IC 6-1.1-12.1-17)*

SECTION 1 — TAXPAYER INFORMATION

Name of taxpayer	Name of contact person
Dana Light Axle Products LLC	Paul Watroba, Manager, North American Taxes

Address of taxpayer *(number and street, city, state, and ZIP code)*	Telephone number
2100 W State Blvd, Fort Wayne, Indiana	(734) 629-1251

SECTION 2 — LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body		Resolution number (s)
Fort Wayne Common Council		
Location of property	**County**	**DLGF taxing district number**
2100 W State Blvd, Fort Wayne, Indiana	Allen	073 Washington Towns

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 M&E and Tooling Exhibit "D"	Manufacturing Equipment	11/15/2014	12/31/2016
	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
511	20,817,381	511	20,817,381		

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	152,775,700	32,420,331.[illegible]						
Plus estimated values of proposed project	49,000,000.[illegible]	34,300,000.[illegible]						
Less values of any property being replaced	0.00	0.00						
Net estimated values upon completion of project	201,775,700	66,720,331.[illegible]						

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

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

Other benefits:

SECTION 6 — TAXPAYER CERTIFICATION

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

Signature of authorized representative	Date signed *(month, day, year)*
[signature]	10-15-14
Printed name of authorized representative	**Title**
Timothy Kraus	Assistant Treasurer

Dana Light Axle Products LLC
2100 West State Blvd
Fort Wayne, Indiana 46808

EXHIBIT A

Parcel I:

The parcels described in Deed Record 384, page 472, Deed Record 384, pages 603-604, Deed Record 406, pages 292-293, together with Lots 1 though 6, inclusive in Poinsett Park Addition (recorded in Plat Book 10, pages 72-73), together with Lots 1 though 44, inclusive in Cambridge Hills Addition (recorded in Plat Book 13, page 61), all as recorded in the Office of the Recorder of Allen County, Indiana, more particularly described as follows:

Beginning at the Southeast Corner of Lot 2 in Poinsett Park Addition, said corner being on the Northerly, 50 foot right-of-way line of West State Boulevard; thence Westerly along said Northerly right-of-way line, a distance of 1,195.52 feet to the Easterly, 60 foot wide transmission right-of-way of Indiana & Michigan Electric Co. (formerly Indiana Service Corporation); thence Northwesterly along said transmission right-of-way, a distance of 282.70 feet to the West line of the Northwest Quarter of Section 34, Township 31 North, Range 12 East, Allen County, Indiana; thence continuing Northwesterly along the Easterly line of said transmission right-of-way, a distance of 2413.8 feet to the North line of the Northeast Quarter of Section 33, Township 31 North, Range 12 East; thence Easterly along the North line of said Northeast Quarter, a distance of 404.7 feet to the Northeast corner of said Section 33, said corner also being the Northwest corner of the Northwest Quarter of said Section 34; thence continuing Easterly along the North line of said Northwest Quarter, a distance of 1063.59 feet to the Northwest corner of the plat of said Cambridge Hills Addition, said corner also being the Northeast corner of the parcel described in Deed Record 384, page 472; thence Southerly along the West line of said Cambridge Hills Addition, said West line also being the East line of the parcel described in Deed Record 384, page 472, a distance of 40 feet to the Northwest corner of Lot 1 in said Cambridge Hills Addition; thence Easterly along the North line of said Lot 1, a distance of 107 feet to the Northeast corner of said Lot 1; thence Southerly along the East lines of Lots 1 though 13, inclusive, in said Cambridge Hills Addition, a distance of 655.28 feet to the Southeast corner of said Lot 13; thence Westerly along the South line of said Lot 13, a distance of 107.68 feet to the Southwest corner of said Lot 13; thence Southerly along the West line of said Cambridge Hills Addition, a distance of 50 feet to the Northwest Corner of Lot 14 in said Cambridge Hills Addition; thence Easterly along the North line of said Lot 14, a distance of 107.74 feet to the Northeast corner of said Lot 14; thence Southerly along the East lines of Lots 14 though 24 inclusive, in said Cambridge Hills Addition, a distance of 570 feet to the Southeast corner of said Lot 24; thence Westerly along the South line of said Lot 24, a distance of 108.4 feet to the Southwest corner of said Lot 24; thence Southerly along the West line of said Cambridge Hills Addition, a distance of 60 feet to the Northwest corner of Lot 25 in said Cambridge Hills Addition; thence Easterly along the North line of said Lot 25, a distance of 108.47 feet to the Northeast corner of said Lot 25; thence Southerly along the East lines of Lots 25 through 41, inclusive, in said Cambridge Hills Addition, a distance of 878 feet to the Southeast corner of said Lot 41; thence Southeasterly, along the east lines of Lots 42, 43, and 44, along a curve to the left, as shown on said plat of Cambridge Hills Addition, a distance of 155.3 feet to the Southeast corner of said Lot 44, said corner being the Northeast corner of Lot 6 in said Poinsett Park Addition; thence Southeasterly, along the East lines of Lots 6 through 2, inclusive, along a curve to the left, as shown on the plat of said Poinsett Park Addition, a distance of 271.91 feet to the Southeast corner of said Lot 2 and the Point of Beginning.

Parcel II:

Lots 78 through 101, inclusive, in Cambridge Hills Addition (recorded in Plat Book 13, page 61 in the Office of the Recorder of Allen County, Indiana), more particularly described as follows:

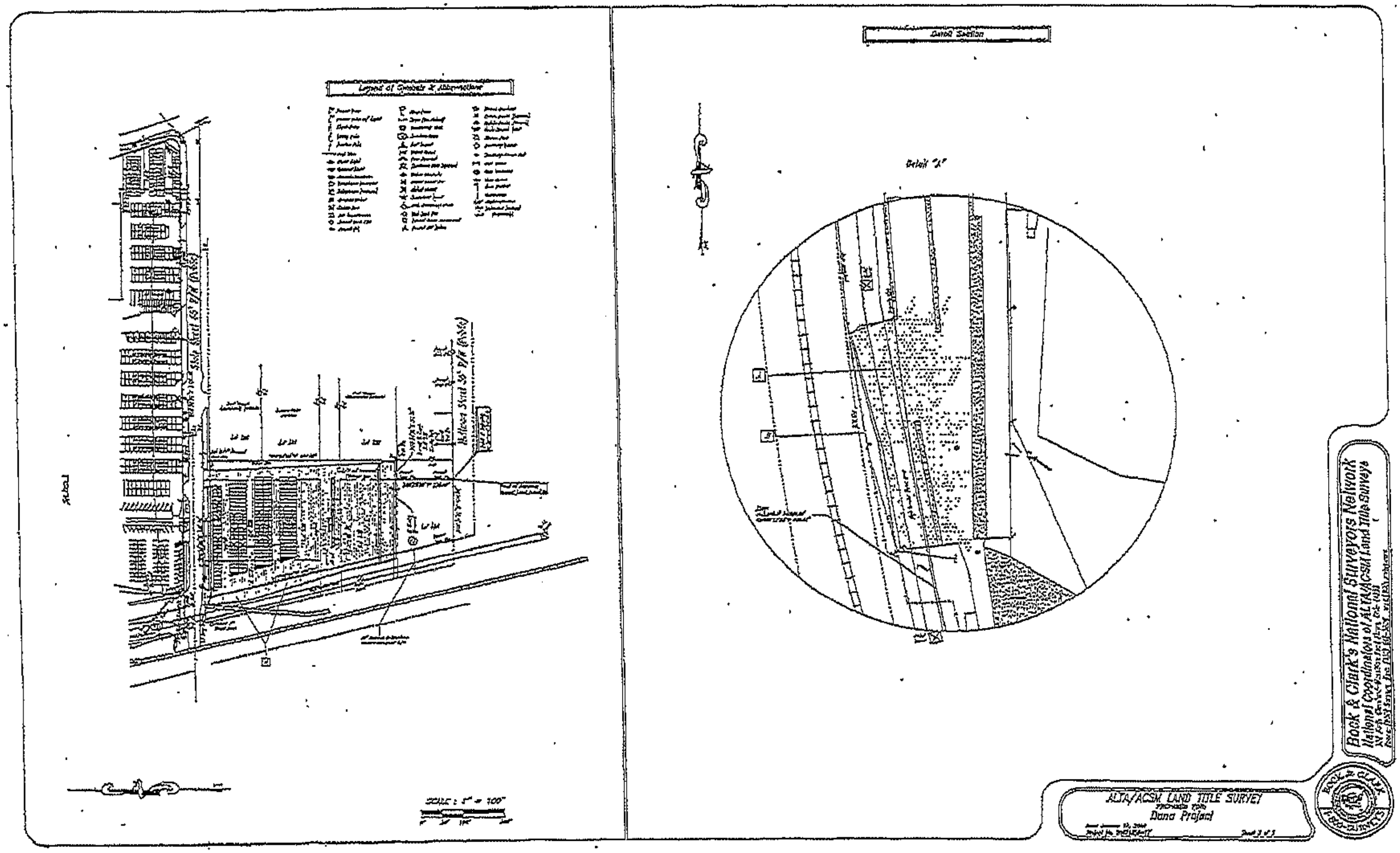
Beginning at the Southwest corner of Lot 78 in said Cambridge Hills Addition; thence Northerly along the West lines of Lots 78 through 90, inclusive, in said Addition, a distance 657 feet to the Northwest corner of said Lot 90; thence Easterly and Southeasterly, along the Northerly lines of Lots 90 and 91, along a curve to the right, having a radius of 300 feet, an arc length of 232 feet to the Northeast corner of said Lot 91; thence Southerly along the East lines of Lots 91 through 101, inclusive, in said Addition, a distance of 566 feet to the Southeast corner of said Lot 101; thence Westerly, along the South line of said Lot 101, a distance of 118 feet to the Southwest corner of said Lot 101, said corner also being the Northeast corner of Lot 78 in said Addition; thence Southerly, along the East line of said Lot 78, a distance of 50 feet to the southeast corner of said Lot 78; thence Westerly along the south line of said Lot 78, a distance of 110 feet to the Point of the Beginning.

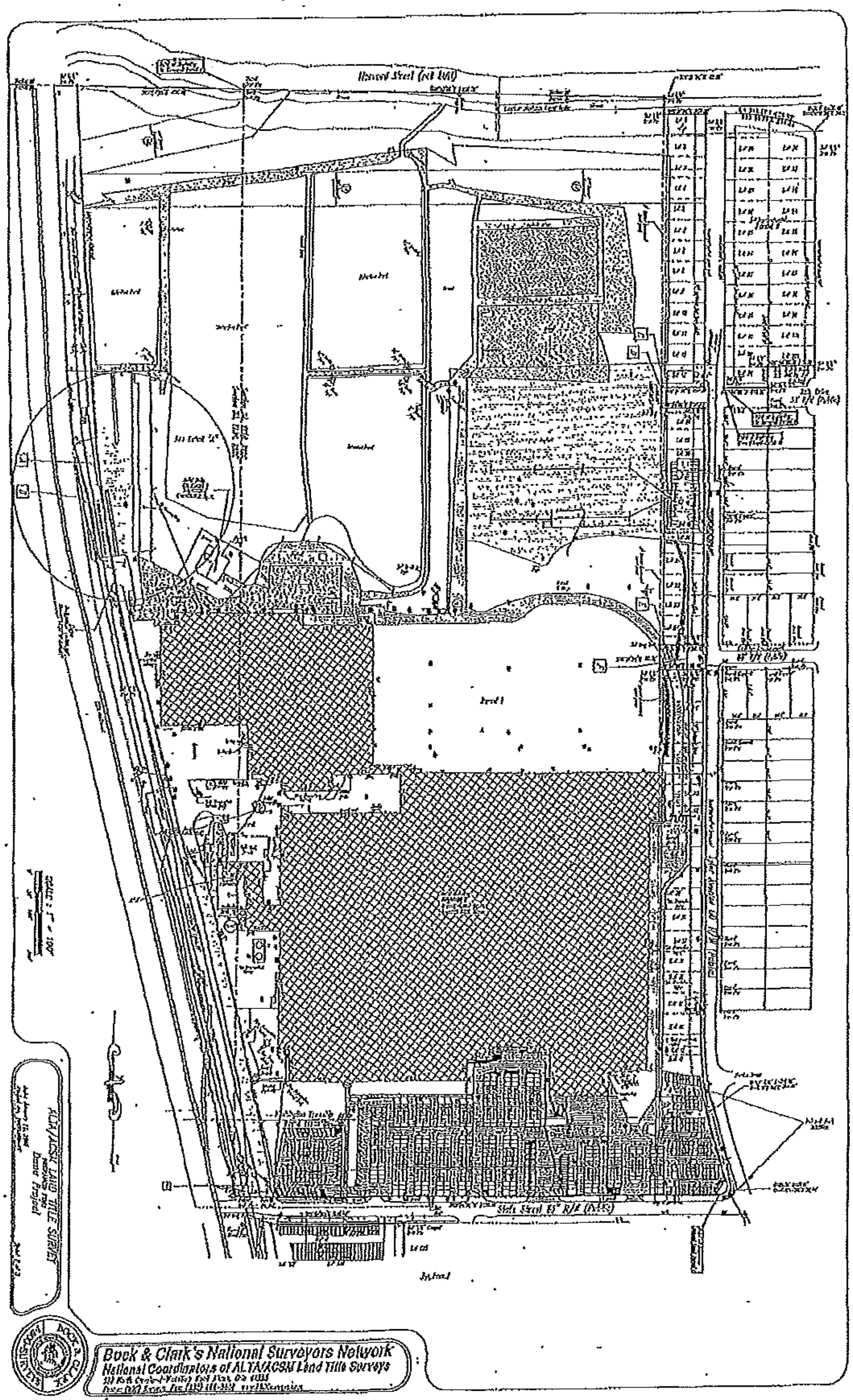
Parcel III:

Lots 126, 127, 128, 133 and 134, together with all of Tillie Avenue lying East of Lots 126, 128, and 133 as vacated by Declaratory Resolution 864-52 and recorded in Plat Book 19, page 162, together with all of vacated Rosemont Drive (Declaratory Resolution 864-52) lying South of Lots 127 and 128, except that portion of vacated Rosemont Drive which lies South of the West 60 feet of Lot 127 and North of the West 60 of Lot 133, as sold off in Deed Record 305, page 592, and excepting the West 60 feet of Lots 127, 133 and 134, sold off by Deed Record 305, page 592, and excepting that part of the vacated Tillie Avenue and Lots 126 and 127 sold off for street widening in Deed Record 641, page 583, all lying in the Plat of Eureka Park Addition (recorded in Plat Book 4, page 54, in the Office of the Recorder of Allen County, Indiana) more particularly described as follows:

Beginning at the Southeast corner of Lot 134 in said Eureka Park Addition; thence Westerly along the South line of said Lot 134, distance of 150.37 feet to the Easterly line of the parcel described in Deed Record 305, page 592; thence Northwesterly, along said Easterly line, a distance of 604.57 feet to the southerly right-of-way line of West State Boulevard and the Southwest corner of the parcel described in Deed Record 641, page 583; thence Easterly, along the Southerly right-of-way line, a distance of 340.14 feet to a point on the West line of Lot 125 in said Eureka Park Addition; thence Southerly along the West lines of Lots 125, 129, and 132 in said Eureka Park Addition, a distance of 451.6 feet to the Southwest Corner of Lot 132 in said Addition; thence Westerly, a distance of 50 feet to the Northeast corner of Lot 134 in said Addition; thence Southerly along the East line of said Lot 134 a distance of 136.6 feet to the Point of Beginning.

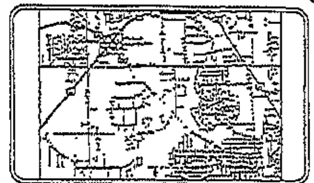
Being a portion of the property conveyed to Dana Transmissions, Inc., a Delaware corporation by General Warranty Deed dated October 13, 1999, and recorded as Instrument Number 990077849 in the Office of the Recorder of Allen County, Indiana.


Legend of Symbols & Abbreviations
Detail "A"
Dana Section
SCALE: 1" = 100'
ALTA/ACSM LAND TITLE SURVEY
Dana Project
Bock & Clark's National Surveyors Network
National Coordinators of ALTA/ACSM Land Title Surveys
BOCK & CLARK


Bock & Clark's National Surveyors Network
National Coordinators of ALTA/ACSM Land Title Surveys

Items Corresponding to Schedule B

As Surveyed Description



Vicinity Map

Utility Notes

Legend of Symbols & Abbreviations

Miscellaneous Notes

Statement of Encroachments

Zoning Information

Record Description

ALTA/ACSM Land Title Survey

Book & Clark's National Surveyors Network

National Coordinators of ALTA/ACSM Land Title Surveys

Exhibit "B"

Dana Light Axle Products LLC
2100 W State Blvd
Fort Wayne, Indiana 46808

Applicant Is Owner. Owner Certificate Is N/A.

Dana Light Axle Products LLC
2100 W State Blvd
Fort Wayne, Indiana 46808

EXHIBIT "C"

Real Estate Property Parcel Number	Personal Property Parcel Number
02-07-33-229-002.000-073	073-00014179
02-07-34-101-001.000-073	
02-07-34-101-002.000-073	
02-07-34-126-001.000-074	
02-07-34-126-002.000-074	
02-07-34-126-003.000-074	
02-07-34-126-004.000-074	
02-07-34-126-005.000-074	
02-07-34-126-006.000-074	
02-07-34-126-007.000-074	
02-07-34-126-008.000-074	
02-07-34-126-009.000-074	
02-07-34-126-010.000-074	
02-07-34-126-011.000-074	
02-07-34-126-012.000-074	
02-07-34-126-013.000-074	
02-07-34-126-014.000-074	
02-07-34-126-015.000-074	
02-07-34-126-016.000-074	
02-07-34-126-017.000-074	
02-07-34-126-018.000-074	
02-07-34-126-019.000-074	
02-07-34-126-020.000-074	
02-07-34-126-021.000-074	
02-07-34-126-022.000-074	
02-07-34-126-023.000-074	
02-07-34-126-024.000-074	
02-07-34-151-001.000-074	
02-07-34-151-002.000-074	

EXHIBIT D

Dana Light Axle Products LLC
2100 W State Blvd, Fort Wayne, Indiana 46808

Estimated Cost	M&E Tooling	Description	Real/Personal	Equipment Purchase Date	Equipment Installation Date	Depreciation Years
38,800,000	M&E	Machinery & Equipment	Personal	Various	by Dec 31, 2016	7
10,200,000	Tooling	Tooling	Personal	Various	by Dec 31, 2016	3
49,000,000						

Admn. Appr.____________

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Dana Light Axle Products LLC is requesting the designation of an Economic Revitalization Area for personal property improvements in the amount of $49,000,000. In order to expand, Dana Light Axle Products LLC will install new manufacturing equipment.**

EFFECT OF PASSAGE: **Installing the new equipment will allow Dana Light Axle Products LLC to maintain their market position. 511 full-time job will be retained.**

EFFECT OF NON-PASSAGE: **Potential loss of development**

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

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

MEMORANDUM

TO: City Council

FROM: Adam Welch, Economic Development Specialist

DATE: October 20, 2014

RE: Request for designation by Dana Light Axle Products LLC as an ERA for personal property improvements

BACKGROUND

PROJECT ADDRESS:	**2100 W. State Blvd.**	PROJECT LOCATED WITHIN:	**Not Applicable**
PROJECT COST:	**$ 49,000,000**	COUNCILMANIC DISTRICT:	**3**

COMPANY PRODUCT OR SERVICE:	**Dana Light Axle Products LLC is an automobile parts manufacturer.**
PROJECT DESCRIPTION:	**Dana Light Axle Products LLC will purchase and install new manufacturing equipment.**

CREATED		RETAINED	
JOBS CREATED (FULL-TIME):	**0**	JOBS RETAINED (FULL-TIME):	**511**
JOBS CREATED (PART-TIME):	**0**	JOBS RETAINED (PART-TIME):	**0**
TOTAL NEW PAYROLL:	**0**	TOTAL RETAINED PAYROLL:	**$ 20,817,381**
AVERAGE SALARY (FULL-TIME NEW):	**0**	AVERAGE SALARY (FULL-TIME RETAINED):	**$ 40,739**

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 IN3, a heavy industrial zoning classification.

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** ☐	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 personal property is ten years.

Under Fort Wayne Common Council's tax phase-in policies and procedures, Dana Light Axle Products LLC is eligible for a ten year deduction on 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: [signature]
Economic Development Specialist

Reviewed: Elissa McGauley
Economic Development Specialist

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	10
$18,500 to $34,999	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	
$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	
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	
$40,000 to $44,999	16	
$35,000 to $39,999	12	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 77

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%	

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	$49,000,000	40%	$19,600,000	$19,600,000	100%	0%	$19,600,000	$0	0.033065	$0	$648,074
2	$49,000,000	56%	$27,440,000	$27,440,000	90%	10%	$24,696,000	$2,744,000	0.033065	$90,730	$816,573
3	$49,000,000	42%	$20,580,000	$20,580,000	80%	20%	$16,464,000	$4,116,000	0.033065	$136,096	$544,382
4	$49,000,000	32%	$15,680,000	$15,680,000	70%	30%	$10,976,000	$4,704,000	0.033065	$155,538	$362,921
5	$49,000,000	30%	$14,700,000	$14,700,000	60%	40%	$8,820,000	$5,880,000	0.033065	$194,422	$291,633
6	$49,000,000	30%	$14,700,000	$14,700,000	50%	50%	$7,350,000	$7,350,000	0.033065	$243,028	$243,028
7	$49,000,000	30%	$14,700,000	$14,700,000	40%	60%	$5,880,000	$8,820,000	0.033065	$291,633	$194,422
8	$49,000,000	30%	$14,700,000	$14,700,000	30%	70%	$4,410,000	$10,290,000	0.033065	$340,239	$145,817
9	$49,000,000	30%	$14,700,000	$14,700,000	20%	80%	$2,940,000	$11,760,000	0.033065	$388,844	$97,211
10	$49,000,000	30%	$14,700,000	$14,700,000	10%	90%	$1,470,000	$13,230,000	0.033065	$437,450	$48,606
11	$49,000,000	30%	$14,700,000	$14,700,000	0%	100%	$0	$14,700,000	0.033065	$486,056	$0

TOTAL TAX SAVED	(10 yrs on 10 yr deduction)	$3,392,667
TOTAL TAX PAID	(10 yrs on 10 yr deduction)	$2,277,980