BILL NO. R-15-03-12

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 642 Growth Avenue, Fort Wayne, Indiana 46802 (Ward Corporation)

WHEREAS, Petitioner has duly filed its petition dated March 4, 2015 to have the following described property designated and declared an "Economic Revitalization Area" under Sections 153.13-153.24 of the Municipal Code of the City of Fort Wayne, Indiana, and I.C. 6-1.1-12.1, to wit:

Attached hereto as "Exhibit A" as if a part herein;

and

WHEREAS, said project will create ten full-time, permanent jobs for a total new, annual payroll of $300,000, with the average new annual job salary being $30,000 and retain 186 full-time, permanent jobs for a total current annual payroll of $6,684,454, with the average current, annual job salary being $35,938; and

WHEREAS, the total estimated project cost is $1,410,000; 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 both a deduction of the assessed value of real estate and 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 redevelopment or rehabilitation and the estimate of the value of new manufacturing and information technology equipment, all contained in Petitioner's Statement of Benefits, are reasonable and are benefits that can be reasonably expected to result from the proposed described redevelopment or rehabilitation and from the installation of new manufacturing and information technology equipment.

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

(a) If the proposed development does not occur, the approximate current year tax rates for this site would be $3.3065/$100.

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

(c) If the proposed development occurs and a deduction percentage of fifty percent (50%) is assumed, the approximate current year tax rate for the site would be $3.3065/$100 (the change would be negligible).

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

(e) If the proposed new manufacturing and information technology 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).

(f) If the proposed new manufacturing and information technology equipment is installed and a deduction percentage of eighty percent (80%) is assumed, the approximate current year tax rate for the site would be $3.3065/$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 real property shall be for a period of ten years, and the deduction from the assessed value of the new manufacturing and information technology equipment shall be for a period of seven years.

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

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

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

Year of Deduction	Percentage
1	100%
2	85%
3	71%
4	57%
5	43%
6	29%
7	14%

SECTION 10. 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 11. That, the taxpayer is non-delinquent on any and all property tax due to jurisdictions within Allen County, Indiana.

SECTION 12. 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 13. 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

Admn. Appr.____________

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Ward Corporation is requesting the designation of an Economic Revitalization Area for both real and personal property improvements in the amount of $1,410,000. In order to expand, Ward Corporation will construct a 15,000 square foot addition to its facilities and purchase new manufacturing and information technology equipment.**

EFFECT OF PASSAGE: **In order to remain competitive with its customers, Ward Corporation will expand its facilities on the west side of downtown Fort Wayne. New equipment will also be purchased and installed. Ten full-time jobs will be created as a result of the project and 186 full-time jobs will be retained.**

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

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

ASSIGNED TO COMMITTEE (PRESIDENT): **Tom Didier and Russ Jehl**

MEMORANDUM

TO: City Council
FROM: Elissa McGauley, Economic Development Specialist
DATE: March 4, 2015
RE: Request for designation by Ward Corporation as an ERA for real and personal property improvements

BACKGROUND

PROJECT ADDRESS:	**642 Growth Avenue**	PROJECT LOCATED WITHIN:	**Not Applicable**
PROJECT COST:	**$ 1,410,000**	COUNCILMANIC DISTRICT:	**5**

COMPANY PRODUCT OR SERVICE:	**Ward Corporation is a manufacturer of aluminum, sand and permanent mold castings, pattern making and machining**
PROJECT DESCRIPTION:	**Ward Corporation will construct a 15,000 square foot addition to its facilities and purchase new manufacturing and information technology equipment.**

CREATED		RETAINED	
JOBS CREATED (FULL-TIME):	**10**	JOBS RETAINED (FULL-TIME):	**186**
JOBS CREATED (PART-TIME):	**0**	JOBS RETAINED (PART-TIME):	**0**
TOTAL NEW PAYROLL:	**$ 300,000**	TOTAL RETAINED PAYROLL:	**$ 6,684,454**
AVERAGE SALARY (FULL-TIME NEW):	**$ 30,000**	AVERAGE SALARY (FULL-TIME RETAINED):	**$ 35,938**

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 I2, 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?
Explain: A 15,000 square foot addition will be constructed.

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 a historically or architecturally significant structure?

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

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

Yes ☒ No ☐ N/A ☐ ERA designation induces employment opportunities for Fort Wayne area residents?
Explain: Ten 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 seven years.

Under Fort Wayne Common Council's tax abatement policies and procedures, Ward Corporation is eligible for a ten year deduction on real property improvements and a seven year deduction on personal property improvements. Attached are spreadsheets that shows how the application scored under the review system as well as a calculation showing the estimate of property tax savings.

COMMENTS

Signed: Elissa McGauley
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	
$500,000 to $999,999	8	
$100,000 to $499,999	6	8
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	
$30,000 to $79,999	4	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	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	
100 to 249	8	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	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	
$30,000 to 34,999	8	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	5
	Total	73

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%	
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%	

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	
$1,000,000 to $4,999,999	8	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	
$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	
$30,000 to $79,999	4	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	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	
100 to 249	8	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	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	
$30,000 to 34,999	8	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	68

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 - 7 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	$5,699,000	40%	$2,279,600	$2,279,600	100%	0%	$2,279,600	$0	0.033065	$0	$75,375
2	$5,699,000	56%	$3,191,440	$3,191,440	85%	15%	$2,712,724	$478,716	0.033065	$15,829	$89,696
3	$5,699,000	42%	$2,393,580	$2,393,580	71%	29%	$1,699,442	$694,138	0.033065	$22,952	$56,192
4	$5,699,000	32%	$1,823,680	$1,823,680	57%	43%	$1,039,498	$784,182	0.033065	$25,929	$34,371
5	$5,699,000	30%	$1,709,700	$1,709,700	43%	57%	$735,171	$974,529	0.033065	$32,223	$24,308
6	$5,699,000	30%	$1,709,700	$1,709,700	29%	71%	$495,813	$1,213,887	0.033065	$40,137	$16,394
7	$5,699,000	30%	$1,709,700	$1,709,700	14%	86%	$239,358	$1,470,342	0.033065	$48,617	$7,914
8	$5,699,000	30%	$1,709,700	$1,709,700	0%	100%	$0	$1,709,700	0.033065	$56,531	$0
9	$5,699,000	30%	$1,709,700	$1,709,700	0%	100%	$0	$1,709,700	0.033065	$56,531	$0
10	$5,699,000	30%	$1,709,700	$1,709,700	0%	100%	$0	$1,709,700	0.033065	$56,531	$0
11	$5,699,000	30%	$1,709,700	$1,709,700	0%	100%	$0	$1,709,700	0.033065	$56,531	$0

TOTAL TAX SAVED	(10 yrs on 7 yr deduction)	**$304,251**
TOTAL TAX PAID	(10 yrs on 7 yr deduction)	**$355,280**

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	$500,000	$500,000	$500,000	100%	0%	$500,000	$0	0.033065	$0	$16,533
2	$500,000	$500,000	$500,000	95%	5%	$475,000	$25,000	0.033065	$827	$15,706
3	$500,000	$500,000	$500,000	80%	20%	$400,000	$100,000	0.033065	$3,307	$13,226
4	$500,000	$500,000	$500,000	65%	35%	$325,000	$175,000	0.033065	$5,786	$10,746
5	$500,000	$500,000	$500,000	50%	50%	$250,000	$250,000	0.033065	$8,266	$8,266
6	$500,000	$500,000	$500,000	40%	60%	$200,000	$300,000	0.033065	$9,920	$6,613
7	$500,000	$500,000	$500,000	30%	70%	$150,000	$350,000	0.033065	$11,573	$4,960
8	$500,000	$500,000	$500,000	20%	80%	$100,000	$400,000	0.033065	$13,226	$3,307
9	$500,000	$500,000	$500,000	10%	90%	$50,000	$450,000	0.033065	$14,879	$1,653
10	$500,000	$500,000	$500,000	5%	95%	$25,000	$475,000	0.033065	$15,706	$827
11	$500,000	$500,000	$500,000	0%	100%	$0	$500,000	0.033065	$16,533	$0

TOTAL TAX SAVED REAL PROPERTY	(10 yrs on 10 yr deduction)	**$81,836**
TOTAL TAX PAID REAL PROPERTY (10 yrs)	(10 yrs on 10 yr deduction)	**$83,489**
TOTAL TAX SAVED MACHINERY & BUILDING		**$386,087**
TOTAL TAX PAID MACHINERY & BUILDING		**$438,769**

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

CITY OF FT WAYNE

MAR 0 4 2015 Emc

ECONOMIC REVITALIZATION AREA APPLICATION
CITY OF FORT WAYNE, INDIANA

COMMUNITY DEVL.

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

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

Total cost of real estate improvements:	$ 400,000
Total cost of manufacturing equipment improvements:	$ 1,000,000
Total cost of research and development equipment improvements:	
Total cost of logistical distribution equipment improvements:	
Total cost of information technology equipment improvements:	$ 10,000
TOTAL OF ABOVE IMPROVEMENTS:	$ 1,410,000

GENERAL INFORMATION

Real property taxpayer's name: Ward Corporation

Personal property taxpayer's name: Ward Corporation

Telephone number: (260) 426-8700

Address listed on tax bill: 642 Growth Avenue, Fort Wayne, IN 46808

Name of company to be designated, if applicable: Ward Corporation

Year company was established: 1964

Address of property to be designated: 642 Growth Avenue, Fort Wayne, IN 46808

Real estate property identification number: 02-12-03-329-003.000-074

Contact person name: Skye Heiney

Contact person telephone number: (260) 426-8700 Contact person Email: skyeh@wardcorp.com

Contact person address: 642 Growth Avenue, Fort Wayne, IN 46808

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Vern Ward	CEO	642 Growth Ave., Ft. Wayne, IN 46808	(260) 426-8700
Marion Ward	President	642 Growth Ave., Ft. Wayne, IN 46808	(260) 426-8700
Chris Ward	Vice President	642 Growth Ave., Ft. Wayne, IN 46808	(260) 426-8700
Mary Jo Atkins	Vice President	642 Growth Ave., Ft. Wayne, IN 46808	(260) 426-8700
Ron Ward	Vice President	642 Growth Ave., Ft. Wayne, IN 46808	(260) 426-8700

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

NAME	PERCENTAGE
Vern Ward	44.5%
Marion Ward	51.5%
Ron Ward, Chris Ward, Mary Jo Atkins, Beth Rademaker	1% (each)

☐ 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)? 331524

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

Manufacturing of aluminum; sand and permanent mold castings; pattern making; and machining

Dollar amount of annual sales for the last three years:

Year	Annual Sales
2014	$ 28,768,000.00
2013	$ 20,742,000
2012	$ 26,949,000

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

Customer Name	City/State	Annual Gross Sales
Cummins, Inc.	Columbus, IN	$ 17,937,949
Hitachi Automotive Systems Mexico	Lerma, Mexico	$ 1,758,149
Alfa Laval, Inc.	Richmond, VA	$ 1,196,047

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

Supplier Name	City/State	Annual Gross Purchases
Z Alloy	Crown Point, IN	$ 4,069,731
Beck Aluminum Corporation	Mayfield Heights, OH	$ 848,694
HA International, LLC.	Westchester, IL	$ 319,033

List the company's top three competitors:

Competitor Name	City/State
Wisconsin Aluminum Foundry Co.	Manitowoc, WI
Reliable Castings	Cincinnati, OH
Stahl Specialty Co.	Kingsville, MO

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

Manufacturing of sand and permanent mold aluminum castings

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 property is within the city limits and located in an undesirable area of Fort Wayne. The buildings on the site are among the oldest in the city. It would be extremely difficult to lease or sell if this business ever discontinued operations.

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:

There are 3 100,000+ sq. ft. buildings located on the property

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

They are the old Wayne Knitting Mill buildings built in the late 1800's`

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

The improvement will be an approximate 15,000 sq. ft. addition to one of the buildings

Projected construction start (month/year): 02/2015

Projected construction completion (month/year): 12/2016

☐ 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)

Manufacturing equipment, information technology equipment, R&D equipment, logistical equipment, and other miscellaneous equipment

☐ 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): 02/2015

Date last piece of equipment will be installed (month/year): 12/2020

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

Instant, three (3), five (5), and seven (7) year depreciation terms depending on equipment type

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
Management	11-0000	5	
Business and Financial	13-0000	21	
Maintenance	37-0000	13	
Office and Support	43-0000	8	
Production	51-0000	155	$ 8,353,000

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Management	11-0000	5	
Business and Financial	13-0000	21	
Maintenance	37-0000	13	
Office and Support	43-0000	8	
Production	51-0000	155	$ 8,353,000

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Production	51-0000	10	$ 300,000

Elissa McGauley

From: Eric Clark <eric.clark@wardcorp.com>
Sent: Friday, February 27, 2015 3:32 PM
To: Elissa McGauley
Subject: Revised Employment Numbers

Elissa,

Here are the revised employment numbers. Do I need to fill out another application with the new numbers, or does this work?

Description	Code	# of Emp.	Payroll
Management	11-0000	4	374,400.00
Business and Financial	13-0000	11	481,894.40
Engineering	17-0000	5	279,780.80
Maintenance	37-0000	20	733,720.00
Office and Admin. Support	43-0000	5	176,800.00
Production	51-0000	136	4,440,508.80
Material Moving	53-0000	5	197,350.40
	TOTAL	186	6,684,454.40

Thanks,

Eric Clark
Accounting Department
Ward Corporation
Phone: (260) 426-8700 x339
eric.clark@wardcorp.com

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:

Vacation

When will you reach the levels of employment shown above? (month/year): 02/2020

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.

Marion C. Ward

Signature of Taxpayer/Owner

Marion C. Ward

Printed Name and Title of Applicant

02/13/2015

Date

STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS
State Form 51767 (R5 / 12-13)
Prescribed by the Department of Local Government Finance

CITY OF FT WAYNE
MAR 04 2015
Emc
COMMUNITY DEV.

20____ PAY 20____
FORM SB-1 / Real Property
PRIVACY NOTICE
Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

This statement is being completed for real property that qualifies under the following Indiana Code (*check one box*):
☑ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
☐ Residentially distressed area (IC 6-1.1-12.1-4.1)

INSTRUCTIONS:
1. *This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body* ***BEFORE*** *the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.*
2. *The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.*
3. *To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.*
4. *A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)*
5. *For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17*

SECTION 1 — TAXPAYER INFORMATION

Name of taxpayer: Ward Corporation		
Address of taxpayer (*number and street, city, state, and ZIP code*): 642 Growth Avenue, Fort Wayne, IN 46808		
Name of contact person: Skye Heiney	Telephone number: (260) 426-8700	E-mail address: skyeh@wardcorp.com

SECTION 2 — LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body: Fort Wayne Common Council		Resolution number:
Location of property: 642 Growth Avenue, Fort Wayne, IN 46808	County: Allen	DLGF taxing district number: 074
Description of real property improvements, redevelopment, or rehabilitation (*use additional sheets if necessary*): 15,000 sq. ft. addition to building		Estimated start date (*month, day, year*): 02/01/2015
		Estimated completion date (*month, day, year*): 12/31/2016

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

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
186.00	$6,684,454.40	186.00	$6,684,454.40	10.00	$300,000.00

SECTION 4 — ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values		
Plus estimated values of proposed project	400,000.00	
Less values of any property being replaced		
Net estimated values upon completion of project		

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

Estimated solid waste converted (*pounds*) ______________________ Estimated hazardous waste converted (*pounds*) ________________

Other benefits

SECTION 6 — TAXPAYER CERTIFICATION

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

Signature of authorized representative: Marion C. Ward	Date signed (*month, day, year*): 03/02/2015
Printed name of authorized representative: Marion C. Ward	Title: President

STATEMENT OF BENEFITS
PERSONAL PROPERTY

State Form 51764 (R3 / 12-13)
Prescribed by the Department of Local Government Finance

CITY OF FT. WAYNE

MAR 04 2015 Emc

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: Ward Corporation	Name of contact person: Skye Heiney
Address of taxpayer *(number and street, city, state, and ZIP code)*: 642 Growth Avenue, Fort Wayne, IN 46808	Telephone number: (260) 426-8700

SECTION 2 — LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body: Fort Wayne Common Council		Resolution number (s):
Location of property: 642 Growth Avenue, Fort Wayne, IN 46808	County: Allen	DLGF taxing district number: 074

Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. *(Use additional sheets if necessary.)*

Manufacturing equipment, information technology equipment, R&D equipment, logistical equipment, and other miscellaneous equipment related to building expansion

	ESTIMATED START DATE	ESTIMATED COMPLETION DATE
Manufacturing Equipment	02/01/2015	12/31/2020
R & D Equipment	02/01/2015	12/31/2020
Logist Dist Equipment	02/01/2015	12/31/2020
IT Equipment	02/01/2015	12/31/2020

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

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
186	$6,684,454.40	186	$6,684,454.40	10	$300,000.00

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	1,000,000						10,000.00	
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: Marion C. Ward	Date signed *(month, day, year)*: 03/02/2015
Printed name of authorized representative: Marion C. Ward	Title: President

EXHIBIT A

WOOD & PLASTIC PATTERNS
CAD/CAM

METAL PRODUCTION EQUIPMENT
CNC & DUPLICATING EQUIPMENT

WARD PATTERN & ENGINEERING, INC.

642 GROWTH AVENUE • FORT WAYNE, INDIANA 46808
PHONE: 219-426-8700 • FAX: 219-420-1919

Legal Description for
"Economic Revitalization Area"

Lots 2 to 7 both inclusive in Lumbard Park Addition to Fort Wayne according to the plat thereof recorded in Plat Book 1, page 4 in the Office of the Recorder of Allen County, Indiana;

Also Lots 22 to 25 both inclusive and the North 5 feet of Lot 26 in W. R. Nelson's Addition to Fort Wayne, according to the plat thereof recorded in Deed Record 58, page 508 in the Office of the Recorder of Allen County, Indiana;

Also the vacated alley adjoining said lots, lying between Lots 22, 23, 24, 25 and the North 5 feet of Lot 26 in W. R. Nelson's Addition to Fort Wayne, and Lots 3, 4, 5, 6 and 7 in Lumbard Park Addition, and the vacated alley lying between Lots 23 and 24 in W. R. Nelson's Addition to Fort Wayne, in Allen County, Indiana;

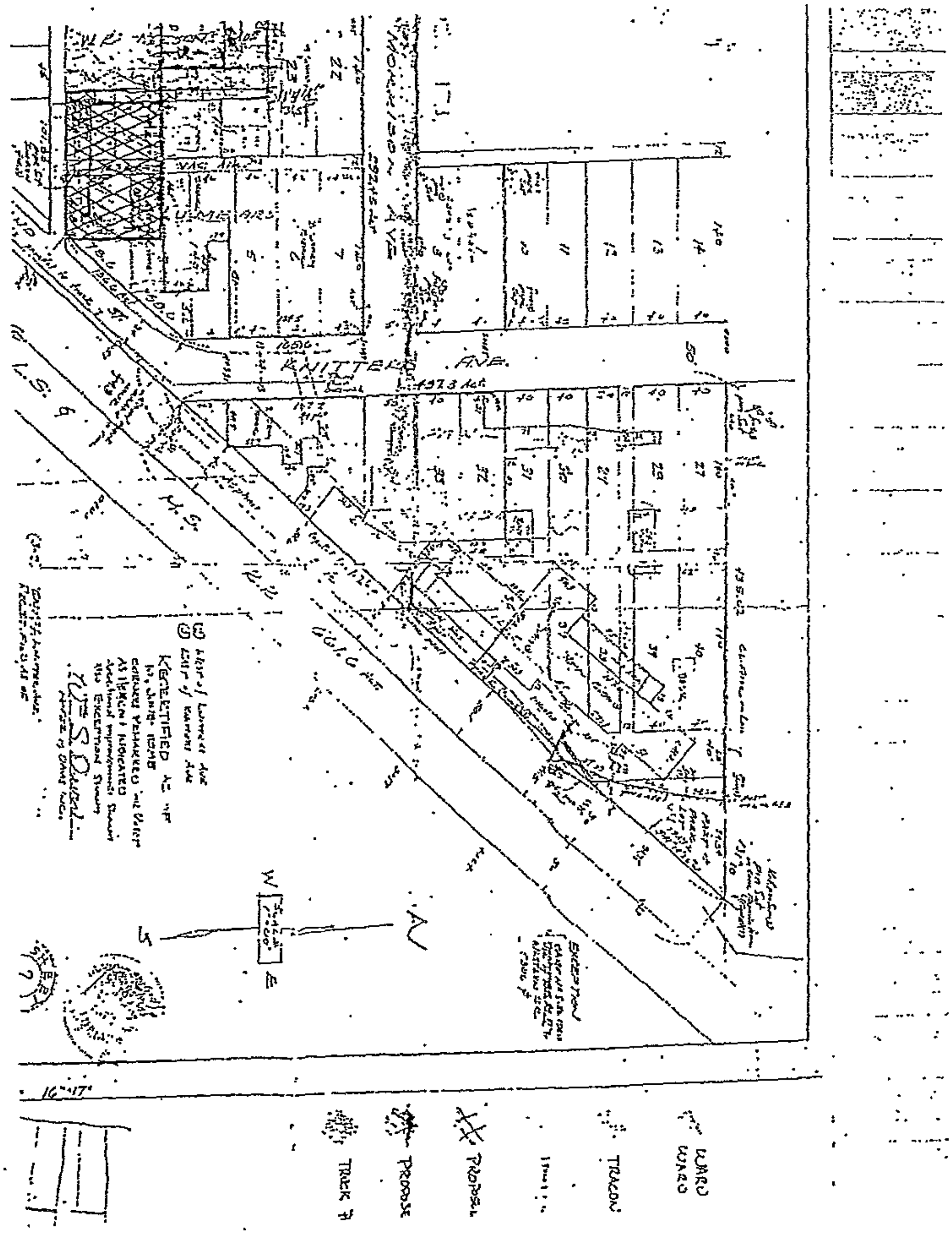
Also Lots 8 and 9 and the South 1 foot of Lot 10 in Lumbard Park Addition to Fort Wayne, according to the plat thereof recorded in Plat Book 1, page 4 in the Office of the Recorder of Allen County, Indiana;

Also Lots 27 to 40 both inclusive in Lumbard Park Addition to Fort Wayne according to the plat thereof recorded in Plat Book 1, page 4 in the Office of the Recorder of Allen County, Indiana;

Also the vacated alleys adjoining the same, being the alley East of Lots 27 to 33 and West of Lots 36 to 40, also the alley South of Lots 28 and 39 and North of remaining parts of Lots 29 and 38 in said Lumbard Park Addition;

Also that part of Park Lot 1 in Lumbard Park Addition to Fort Wayne lying South of the North Park Addition to Fort Wayne, extended East to the right of way of the Railroad;

Also that part of vacated Cleveland Street lying South of the North line of said Lot 40 in said Lumbard Park Addition to Fort Wayne extended East and Northeast of the East line of Knitters Avenue in said City of Fort Wayne, Indiana.



KNITTERS AVE.