

BILL NO. R-17-10-23

DECLARATORY RESOLUTION NO. R-_____

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for properties commonly known as 9609 Ardmore Avenue, 9733 Ardmore Avenue, 9503 Ardmore Avenue, 9823 Ardmore Avenue, 9735 Ardmore Avenue, 9413 Ardmore Avenue, 9821 Ardmore Avenue, 4010 Piper Drive, 4202 Piper Drive, 9307 Avionics Drive, 3618 Ferguson Road, 3401 McArthur Drive, Fort Wayne, Indiana 46805 (Fort Wayne Metals Research Products Corp./TEG Investments)

WHEREAS, Petitioner has duly filed its petition dated August 31, 2017 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 314 full-time and 12 part-time, permanent jobs for a total additional payroll of \$16,303,968 with an average annual job salary being \$51,445 and retain 715 full-time and 44 part-time, permanent jobs for a current annual payroll of \$37,557,553, with the average current annual job salary being \$51,803; and

WHEREAS, the total estimated project cost of real property improvements located at 9606 Ardmore Avenue is \$6,000,000; and

WHEREAS, the total estimated cost of personal property improvements is \$35,000,000; and

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

WHEREAS, each taxing unit within the new economic revitalization area 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, 2021, unless otherwise automatically extended in five year
increments per I.C. 6-1.1-12.1-9.

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

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

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

18 **SECTION 4.** That, the estimate of the number of individuals that will be employed
19 or whose employment will be retained and the estimate of the annual salaries of those
20 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, research and development, logistical distribution, and
information technology equipment.

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

- 22 (a) If the proposed development does not occur, the approximate current year tax
23 rates for this site would be \$3.4370/\$100.
- 24 (b) If the proposed development does occur and no deduction is granted, the
25 approximate current year tax rate for the site would be \$3.4370/\$100 (the
change would be negligible).
- 26 (c) If the proposed development occurs and a deduction percentage of fifty percent
27 (50%) is assumed, the approximate current year tax rate for the site would be
28 \$3.4370 \$100 (the change would be negligible).
- 29
- 30

(d) If the proposed new manufacturing, research and development, logistical distribution, and information technology equipment is not installed, the approximate current year tax rates for this site would be \$3.4370 /\$100.

(e) If the proposed new manufacturing, research and development, logistical distribution, and information technology equipment is installed and no deduction is granted, the approximate current year tax rate for the site would be \$3.4370/\$100 (the change would be negligible).

(f) If the proposed new manufacturing, research and development, logistical distribution, 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 \$3.4370/\$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, research and development, logistical distribution, and information technology equipment shall be for a period of ten 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%
11	0%

SECTION 9. The deduction schedule from the assessed value of new manufacturing, research and development, logistical distribution, 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	90%
3	80%
4	70%
5	60%
6	50%
7	40%
8	30%
9	20%
10	10%
11	0%

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.

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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



CITY OF FT WAYNE
AUG 31 2017

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: \$ 6,000,000
Total cost of manufacturing equipment improvements: \$ 34,000,000
Total cost of research and development equipment improvements: \$ 500,000
Total cost of logistical distribution equipment improvements: \$ 500,000
Total cost of information technology equipment improvements: \$ 500,000
TOTAL OF ABOVE IMPROVEMENTS: \$ 41,000,000

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, IN 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, Fort Wayne, IN 46899	(260) 747-4154
Mark Michael	President/COO	same	(260) 747-4154
Jeremy Rohrs	VP Operations	same	(260) 747-4154
Bruce Watson	Director of Facilities	same	(260) 747-4154
Troy Linder	CFO	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	61.98%
Joseph and Mardelle Dies	9.72%
Karan Glaze	15.03%
Susan Turk	2.65%
Lyndsey Crowells, Alycia Glaze and Christina Gibb	3.54% 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)? 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
2016	\$ 157,354,122.00
2015	\$ 144,069,324
2014	\$ 128,680,773

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

Customer Name	City/State	Annual Gross Sales
Boston Scientific Corp.		\$ 16,717,988
Medtronic, Inc.		\$ 12,317,978
Lake Region Medical		\$ 9,413,640

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

Supplier Name	City/State	Annual Gross Purchases
Carpenter Technology Corp	Reading, PA	\$ 9,000,000
SAES Smart Materials	New Hartford, NY	\$ 5,500,000
ATI Specialty Materials	Monroe, NC	\$ 3,600,000

List the company's top three competitors:

Competitor Name	City/State
Furukawa Co., Ltd	Japan
Heareus Group	Germany
Ulbrick Precision Flat Wire	Westminster, SC

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 continued 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:

Existing structures in place are used for light manufacturing and are approximately 91,000 sq feet.

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:

40,000 sq foot two story addition to accommodate expansion/growth of business.

Projected construction start (month/year): 01/2017

Projected construction completion (month/year): 01/2022

☐ 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): 01/2017

Date last piece of equipment will be installed (month/year): 01/2022

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

Manufacturing and fish equipment: 7-10 years

PUBLIC BENEFIT INFORMATION

Current Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
Office/Admin		15	\$ 271,863
Production/Mfg		29	\$ 246,369

Retained Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
Office/Admin		15	\$ 271,863
Production/Mfg		29	\$ 246,369

Additional Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
Office/Admin		5	\$ 91,000
Production/Mfg		7	\$ 59,000

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:

Vision Insurance, Paid Holidays & Vacation, Wellness Program, Employee Assistance Program, Dependent Education Assistance

When will you reach the levels of employment shown above? (month/year): 01/2022

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

Any information concerning the cost of the property and specific salaries paid to individual employees is confidential per Indiana Code (I.C. 6-1.1-12.1-5.1)

Current Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Office/Admin		115	\$ 7,363,183
Production/Mfg.		600	\$ 29,676,138

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Office/Admin		115	\$ 7,363,183
Production/Mfg.		600	\$ 29,676,138

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
Office/Admin		39	\$ 2,497,079
Production/Mfg.		275	\$ 13,656,889

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.

REQUIRED ATTACHMENTS

The following must be attached to the application.

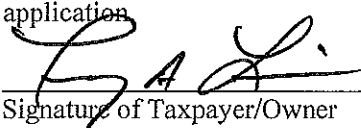
1. **Statement of Benefits Form(s) (first page/front side completed)**
2. **Full legal description of property and a plat map identifying the property boundaries. (Property tax bill legal descriptions are not sufficient.) Should be marked as Exhibit A.**
3. **Check for non-refundable application fee 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 no Improvement Location Permit or Structural Permit has been filed for construction of improvements, the occupation of the vacant building has not taken place and no 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, CF-1/PP for personal property improvements, and CF-1/VBD for vacant building deduction) 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 and CF-1/VBD 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 A. LINDER
Printed Name and Title of Applicant

8/31/17
Date



STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51764 (R4 / 11-15)

Prescribed by the Department of Local Government Finance

CITY OF FT WAYNE
CPH

AUG 31 2017

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 January 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 January 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	Fort Wayne Metals Research Products Corp.		Name of contact person troy_linder@fwmetals.com					
Address of taxpayer (number and street, city, state, and ZIP code)		Telephone number						
P.O. Box 9040, Fort Wayne, IN 46899		(260) 747-4154						
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					
Various, See attachment		Allen	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	01/02/2017 01/01/2022					
		R & D Equipment	01/02/2017 01/01/2022					
		Logist Dist Equipment						
		IT Equipment	01/02/2017 01/01/2022					
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT						
Current number	Salaries	Number retained	Salaries	Number additional	Salaries			
759	\$37,557,553	759	\$37,557,553	326	\$16,303,968			
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	34,000,000		500,000				500,000	
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		Date signed (month, day, year)						
Troy A. Linder		8/31/17						
Printed name of authorized representative		Title						
Troy A. Linder		CFO						



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R6 / 10-14)

Prescribed by the Department of Local Government Finance

CITY OF FT WAYNE
AUG 31 2017

COMMUNITY DEVL.

20 17 PAY 20 18

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)

- ☐ 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:

- 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.
- 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.
- 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.
- 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)
- 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

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 46899

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 Ave. Fort Wayne, IN 46809

County

Allen

DLGF taxing district number

Pleasant

Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary)

40,000 square foot two story addition to accommodate expansion/growth of business

Estimated start date (month, day, year)

01/02/2017

Estimated completion date (month, day, year)

01/01/2022

SECTION 3

ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
759.00	\$37,557,553.00	759.00	\$37,557,553.00	326.00	\$16,303,968.00

SECTION 4

ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values		
Plus estimated values of proposed project	6,000,000.00	
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

Date signed (month, day, year)

Printed name of authorized representative

TROY A. LINDER

Title

CEO

Fort Wayne Metals Research Products Corp.
2017 Personal 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 growth, the Company will be placing owned equipment at a related entity's facilities located within Pleasant 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 20,000 square foot addition to its 9609 Ardmore Avenue Facility providing 40,000 square feet of usage to the Company. The Company is planning a 60,000 square foot rehabilitation of an existing structure with additional parking added. New equipment will be purchased as a result of these additions.

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 & ABC	9733 Ardmore Ave.	02-17-05-427-003.000-080	71-2521-0004	330-Industrial Medium Manufacturing	Pleasant
ABD	9733 Ardmore Ave.	02-17-04-300-001.001-080	71-004-0012	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	02-17-05-427-004.000-080	71-2521-0007	350-Commercial Warehouse	Pleasant
House	9735 Ardmore Ave.				Pleasant
House	9413 Ardmore Ave.	02-17-05-277-006.000-080	71-0005-002		Pleasant
Aquaponics	9821 Ardmore Ave.				Pleasant
Nighthawk Manufacturing	4010 Piper Dr.	71-17-05-476-004.000-080	71-0005-0036	330-Industrial Medium	Pleasant
ABH	4202 Piper Dr.	02-17-05-476-002.000-080	71-0005-0029	340-Light Manufacturing	Pleasant
Avionics	9307 Avionics Dr.	02-17-05-252-001.000-071	70-5083-0003	340-Light Manufacturing	Pleasant
Ferguson	3618 Ferguson Rd 10222 Airport Dr.	02-17-04-300-008.000-080	71-0004-0073	340- Light Manufacturing	Pleasant
McArthur	3401 McArthur Dr.	02-12-33-19-001.000-074	95-3475-0022	330-Industrial Medium Manufacturing	Wayne

9609 Ardmore Avenue

EXHIBIT A

Exhibit A

LOTS B and C, Eastburn Out Lots in the North one-half (1/2) of the East one-half (1/2) of the Northeast one quarter (1/4) of Section 5, Township 29 North, Range 12 East, Allen County, Indiana

9733 Ardmore Avenue



EXHIBIT A

EXHIBIT A

LOT D, Eastburn Out Lots in the North one-half ($\frac{1}{2}$) of the East one-half ($\frac{1}{2}$) of the Northeast one-quarter ($\frac{1}{4}$) of Section 5, Township 29 North, Range 12 East, Allen County, Indiana

9307 Avionics

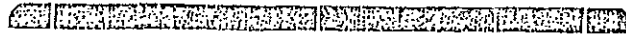


EXHIBIT A

Property is located in the County of Allen, State of Indiana, and is described as follows:

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

EXHIBIT A

9307 Avionics



ALL 14 1977

3 100 20

RAFL 20 JUN 26

REPLYED BY HER ID

2017
 2018
 2019

At 4:30 PM, 1/15/57

[Handwritten signature]

DATE OF YOUR VISIT _____
JAL 11-2-16

Enchiridion

1. *Handwritten signature*

1 T 0310 W A T L 02 110401

I am intrigued by the Supreme Court's argument under the laws of the State of Indiana that while it is true that the two men listed on the birth certificate had no children at the time and perhaps not too long after, it is not necessary to rely on that fact and to conclude that the two men listed on the birth certificate are the father.

© 2005 by Blackwell Publishing Ltd, *Journal of Internal Medicine* 257: 103–110

Frequency of Land Subgrants

SECONDARY PLAN OF
BAER FIELD INDUSTRIAL PARK, SECTION 1,
AN ADDITION TO THE CITY OF FORT WAYNE, INDIANA

DEVELOPER
HBC REALTY CORPORATION
510 WEST WASHINGTON BLVD.
FORT WYNE, IN 46902

ENGINEER:
Z & TAZIAN ASSOCIATES, INC.
345 WEST WAYNE STREET
FORT WAYNE, IN 46802

[illegible]

For the first time, the results of the study show that the use of the proposed model is effective in reducing the number of errors in the data entry process. The results of the study show that the use of the proposed model is effective in reducing the number of errors in the data entry process.

[illegible][illegible]

THE UNITED STATES OF AMERICA

[illegible]

9323 Anomom

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.

3401 McArthur

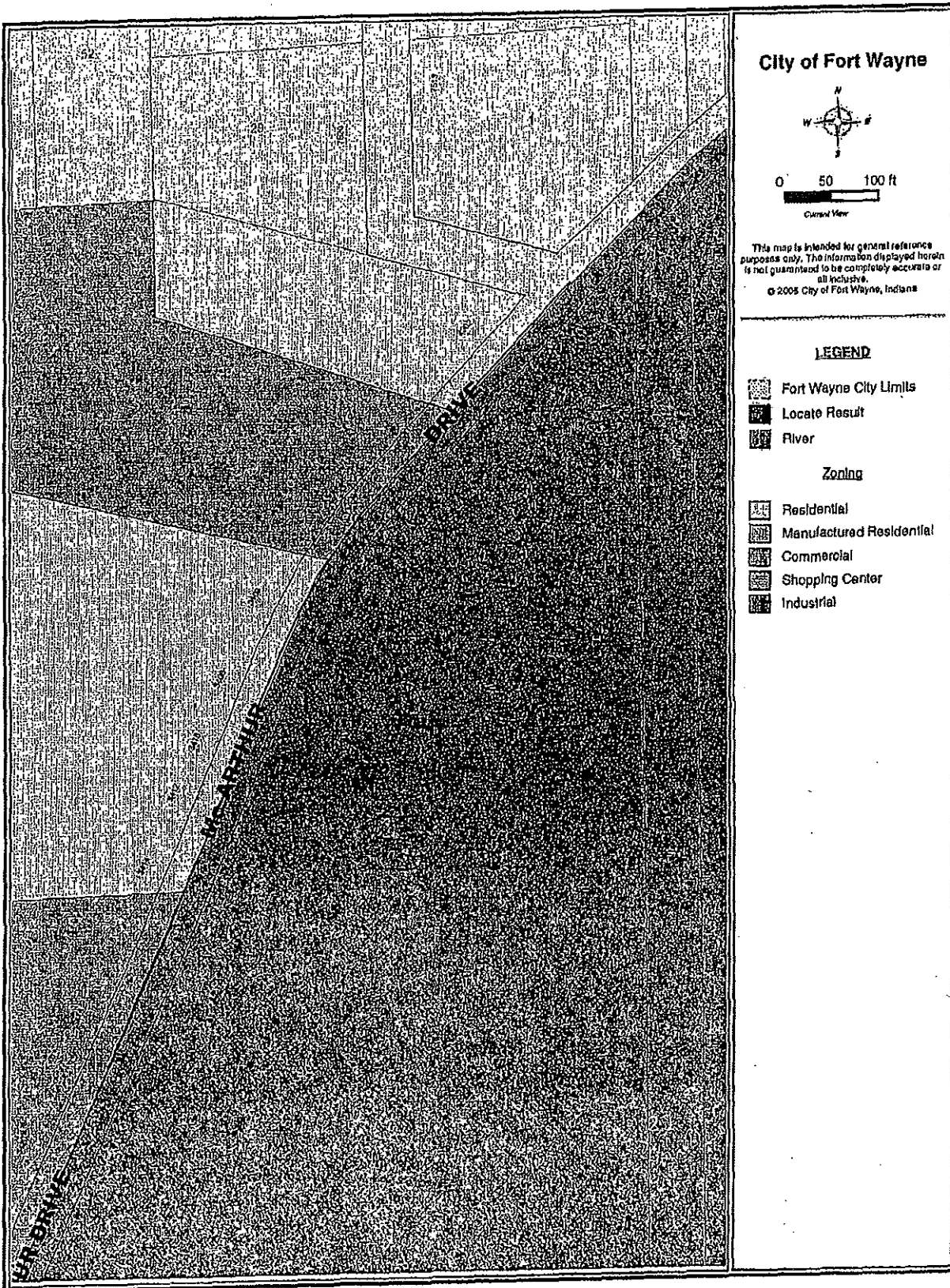
Exhibit A

The real property located in Allen County known as 3401 McArthur Drive, Ft. Wayne, Indiana 46809 and more particularly described as follows:

Part of the Northwest Quarter in Section 33, Township 30 North, Range 12 East, Allen County, Indiana, in particularly 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 center-line 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 to a point; thence North 22 degrees 30 minutes East 510.84 feet along the centerline of Indianapolis Road to a point; then 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.

See attached map



TE OF SURVEY

1/4 Sec. SW SEC

EXHIBIT A

HOFER AND DAVIS, INC.

LAND SURVEYORS
203 W. WAYNE ST. #316
FORT WAYNE, IN 46802
(219) 422-9922
Fax (219) 424-2157

MICHAEL W. DAVIS L.S. No. 680030
HANS C. HOFER L.S. No. 900010
WILLIAM B. DAVIS (RET.) L.S. No. S-0053 L.S. No. 18114 (MICHIGAN)
CARL A. HOFER (RET.) L.S. No. 10031 P.E. No. 7122
A. K. HOFER (HNS) L.S. No. 16504 P.E. No. 72

3618 Ferguson

This document is the record of a re-survey of land and real estate situated in Allen County, Indiana, made in accordance with the plat and deed record thereof on file in the Office of the Recorder of said County and State. Furthermore, this survey was executed wholly under the direction of the undersigned in accordance with the standards as set forth in the Indiana Administrative Code Title 865, Article 1.1, Chapter 12 as adopted by the State Board of Registration for Land Surveyors on August 16, 1991. The land below described exists in full dimension as herein noted in feet, and is free from encroachments by adjoining landowners, and contains entirely within its boundaries the structures of the buildings on it situated; all as below indicated in detail. Any exceptions or discrepancies are below noted.

DESCRIPTION OF PROPERTY Lot No.

Haer Field (6)

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 55 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 B. 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,

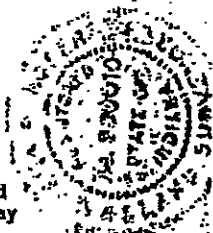
EXCEPTING a triangular portion conveyed to the City of Fort Wayne for street, sidewalk, and utilities as taken by Instrument 72-23-418 and described as follows:

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.

Area	3.502	Deed
-	.778	less EX. 1,2,3
	2.722	Actual
-	.235	less Ferguson Road
	2.497	Net to Right-of-Way



SUBJECT TO Easements and Rights-of-Way over the South 30 feet thereof, for the North one-half of the Ferguson Road as recorded in Deed Record 502 p. 471.

EXHIBIT "A"

Revised 12/27/93 H.C.H.

OWNER/CIENT HOFER / GUARDIAN
JOB NO. 9311145
FIELD WORK ON: DEC. 17, 1993
FILE NO. 8488 FIELD (6)

SCALE 1 inch = 100 feet

FLOOD PLAIN CERTIFICATE

THIS PARCEL LIES IN ZONE X PER FIRM MAP
PANEL 385 ALLEN CO. IN EFFECTIVE SEPT. 90.
100% SUBJECT TO MAP SCALE UNCERTAINTY
(OUTSIDE FLOOD HAZARD)

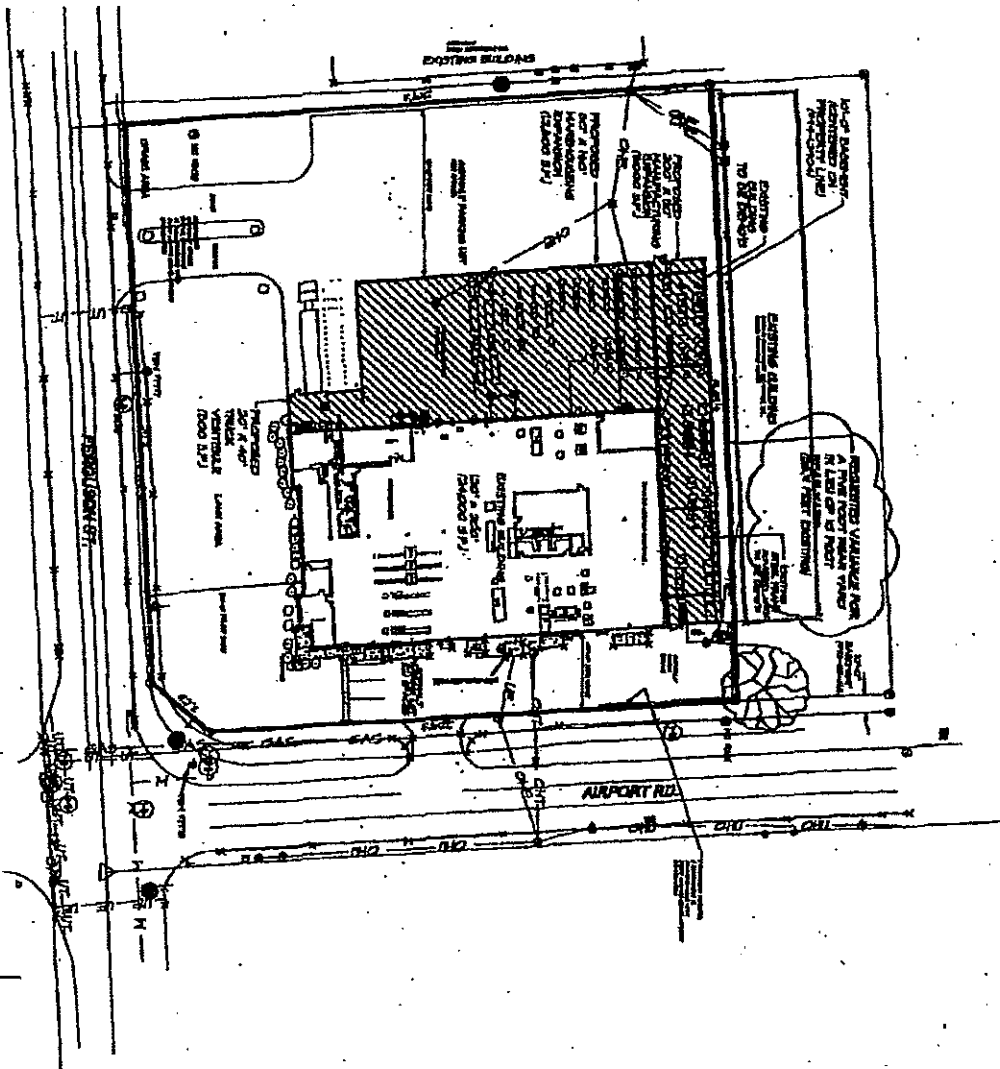
IN WITNESS WHEREOF, I place my hand and seal
this 7th day of DECEMBER 1993

Hans C. Hoyer

EXHIBIT A

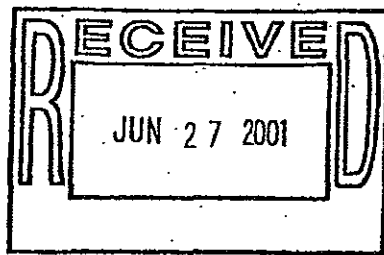
3019 Ferguson.

PROPOSED SITE DEVELOPMENT PLAN



LEGAL DESCRIPTION

LEGAL DESCRIPTION
 The following is a legal description of the property shown on this plan:
 A certain lot or lots of land, more particularly described as follows:
 [The text continues with a detailed legal description of the property, including references to surveys, maps, and other legal documents.]



NATURE SAVER™ FAX MEMO 01616

To	Scott Glaze	From	KAREN
On Behalf Of	LABECA	Company	MASTERS GROUP
Phone #	747-0398	Fax #	

LABECA, LLC
 4000 PERCHERON RD.
 FT. WAYNE, IN 46802



C1.0

EXHIBIT ALEGAL DESCRIPTION

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:

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 degr. 13 min. 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 degr. 13 min. 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 degr. 41 min. 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 degr. 11 min. West 250.0 feet along the said centerline of "C" Street; thence North 1 degr. 41 min. 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, 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 setback 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.

9413 Ardmore
Avenue

WARRANTY DEED

THIS INDENTURE WITNESSETH, that ROBERT E. MASON, an adult being 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 ("Grantee"), 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:

Parcel I:

A part of the Northeast Quarter of Section 5, Township 29 North, Range 12 East of the Second Principal Meridian (Pleasant Township, Allen County, Indiana), described as follows, to-wit:

Commencing at a stone located at the Southeast corner of the Northeast Quarter of said Section 5; thence North along the East line of the Northeast Quarter of said Section 5, a distance of 225.4 feet for the point of beginning; thence West a distance of 509.0 feet to the East right-of-way line of State Highway No. 3; thence North 35 degrees 30 minutes East along said Highway line, a distance of 104.4 feet; thence East a distance of 448.4 feet to the East line of Northeast Quarter of said Section 5; thence South along the last described line a distance of 85.0 feet to the point of beginning, the area described herein being 93 hundredths of an acre.

Parcel II:

A part of the Northeast Quarter of Section 5, Township 29 North, Range 12 East of the Second Principal Meridian (Pleasant Township, Allen County, Indiana), described as follows, to-wit:

Commencing at a stone located at the Southeast corner of the Northeast Quarter of said Section 5; thence North along the East line of the Northeast Quarter of said Section 5, a distance of 167.9 feet for the point of beginning; thence West, a distance of 544.1 feet to the East right-of-way line of Indiana State Highway No. 3; thence North 35 degrees 30 minutes East, along said highway line, a distance of 70.6 feet; thence East a distance of 509 feet to the East line of the Northeast Quarter of said Section 5, Township and Range aforesaid; thence South along the last described line, a distance of 57.5 feet to the point of beginning, the area described herein being 69/100 acres.

Commonly known as: 9413 Ardmore Avenue, Fort Wayne, IN 46809.

Parcel No. 02-17-05-277-006.000-080.

Subject to all current real estate taxes and assessments and all subsequent taxes and assessments.

H202 Piper
Drive

EXHIBIT A
(Legal Description of Leased Premises)

A tract of land lying within the confines of Baer Field, being a part of the Southeast Quarter of the Southeast Quarter of Section 5, Township 29 North, Range 12 East in Allen County, Indiana in particularly described, as follows, to-wit:

Commencing at a point on the north line of the Southeast Quarter of the Southeast Quarter of said Section 5 which is 80 feet east of the northwest corner of the said Southeast Quarter of the Southeast Quarter of Section 5; thence running east on the north line thereof 400 feet; thence south and parallel to the west line of said Southeast Quarter of the Southeast Quarter of Section 5 a distance of 656.2 feet to the center line of "C" Street, as designated in the plan of Baer Field; thence west on the Center line of said "C" Street 400 feet; thence north and parallel to the west line of the Southeast Quarter of the Southeast Quarter of Section 5 to the place of beginning, containing approximately 6 acres of land.

EXCEPT: That part given to the County of Allen as set out in Warranty Deed recorded August 7, 1981 as Instrument Number 81-16285 being described as follows:

Part of the Southeast Quarter of the Southeast Quarter of Section 5, Township 29 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

Commencing at a point on the North line of the Southeast Quarter of the Southeast Quarter of said Section 5, said point being 480.0 feet East of the Northwest corner of the said Southeast Quarter of the Southeast Quarter of Section 5; thence South and parallel to said West line a distance of 631.20 feet to the point of beginning; thence continuing South, parallel to and 480.0 feet East of said West line a distance of 25.0 feet to the centerline of Piper Drive formerly "C" Street; thence West, on and along said centerline of Piper Drive a distance of 400.0 feet; thence North, parallel to and 80.0 feet East of said west line, a distance of 25.0 feet; thence East, parallel to and 25.0 feet North of said centerline of Piper Drive, a distance of 400.0 feet to the point of beginning, containing 0.23 acres of land, more or less.

EXHIBIT A
(Legal Description of Leased Premises)

Lot A Eastburn Outlots in the North one-half (1/2) of the East one-half (1/2) of the Southeast Quarter (1/4) of Section 5, Township 29 North, Range 12 East, Allen County, Indiana, according to the plat thereof, recorded in Plat Record 17, page 6, in the Office of the Recorder of Allen County, Indiana.

Parcel I:

That part of the Northeast Quarter of Section 5, in Township 29 North, Range 12 East, described as follows, to-wit:
Commencing at a stone located at the Southeast corner of the Northeast Quarter of said Section 5; thence North along the East line of the Northeast Quarter of Section 5 a distance of 167.9 feet; thence West a distance of 544.1 feet to the East right-of-way line of Indiana State Highway No. 3; thence South 35 degrees 30 minutes West, along said highway line, a distance of 129.1 feet to a point located 59.2 feet along said highway line from the East and West half section line of said Section 5; thence Southeasterly a distance of 153 feet to a point located 17 feet North of said East and West half section line and 467.4 feet West of said East line of said Northeast Quarter of Section 5; thence South a distance of 17 feet to said East and West half section line; thence East along said East and West half section line a distance of 467.4 feet to the place of beginning.

Parcel II:

Part of the Southeast Quarter of the Northeast Quarter of Section 5, in Township 29 North, Range 12 East, more particularly described as follows, to-wit:
Beginning at the intersection of the East and West Half Section line of said Section with the centerline of Indiana Highway Number 3 as now established; thence East on the said Half Section line, 229 feet; thence North 17 feet; thence Northwesterly 194 feet to a point which is in the centerline of said Highway and also is 75 feet Northeasterly from the point of beginning; thence Southwesterly on the centerline of said Highway 75 feet to the place of beginning.

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Fort Wayne Metals Research Products Corp./TEG Investments, LLC is requesting the designation of an Economic Revitalization Area for eligible real and personal property improvements in the amount of \$41,000,000. A 40,000 square foot two story addition will be constructed at 9609 Ardmore Avenue and personal property manufacturing, research and development, and information technology equipment will be purchased and installed at all of the Fort Wayne facilities.**

EFFECT OF PASSAGE: **Investment of \$41,000,000 and the creation of 314 full-time and 12 part-time jobs and the retention of 715 full-time and 44 part-time jobs.**

EFFECT OF NON-PASSAGE: **Potential loss of investment and the creation of 314 full-time and 12 part-time jobs and the retention of 715 full-time and 44 part-time jobs.**

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

ASSIGNED TO COMMITTEE (PRESIDENT): **Geoff Paddock and Jason Arp**



MEMORANDUM

TO: City Council

FROM: Carman Young, Economic Development Specialist

DATE: October 18, 2017

RE: Request for designation by Fort Wayne Metals Research Products Corp./TEG Investments, LLC as an ERA for real and personal property improvements.

BACKGROUND

PROJECT ADDRESS:	Multiple addresses- Ardmore Avenue, Piper Drive, Avionics Drive, Ferguson Road, McArthur Drive	PROJECT LOCATED WITHIN:	N/A
PROJECT COST:	\$41,000,000	COUNCILMANIC DISTRICT:	4

COMPANY PRODUCT OR SERVICE:	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.
PROJECT DESCRIPTION:	Fort Wayne Metals Research Products Corp./TEG Investments, LLC make real estate improvements 9609 Ardmore Avenue as well as purchase and install manufacturing, research and development, and information technology equipment for all Fort Wayne facilities.

CREATED

RETAINED

JOB'S CREATED (FULL-TIME):	314	JOB'S RETAINED (FULL-TIME):	715
JOB'S CREATED (PART-TIME):	12	JOB'S RETAINED (PART-TIME):	44
TOTAL NEW PAYROLL:	\$16,303,968	TOTAL RETAINED PAYROLL:	\$37,557,553
AVERAGE SALARY (FULL-TIME NEW):	\$51,445	AVERAGE SALARY (FULL-TIME RETAINED):	\$ 51,803

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 I-2, General Industrial. 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 40,000 square foot two story addition to an existing building will be constructed to accommodate the expansion and growth of the

business.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.

Explain: New manufacturing, research and development, and information technology equipment will be purchased and installed for all Fort Wayne facilities.

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: 715 full-time and 44 part-time positions will be retained. 314 full-time and 12 part-time positions will be created.

Yes ☒ No ☐ N/A ☐

Taxpayer is NOT delinquent on any or all property tax due to any taxing jurisdiction within Allen County.

POLICY

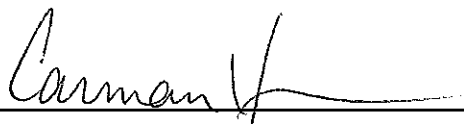
Per the policy of the City of Fort Wayne, the following guidelines apply to this project:

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, is Fort Wayne Metals Research Products Corp./TEG Investments, LLC eligible for a ten year deduction on real and personal property improvements. Attached is a spreadsheet that shows how the application scored under the review system. Also attached is a calculation of property taxes saved/paid with the deduction.

COMMENTS

Signed and Reviewed:



 Economic Development Specialist

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 Fort Wayne Metals/TEG Investments

PERSONAL PROPERTY TAX ABATEMENT - 10 yr Schedule

Year	True Cash Value	"Pool 2"	True Tax Value	Assessed Value	Tax Abate %	Tax Paid %	Deduction	Taxable A V	Tax Rate	Tax Paid	Tax Saved
1	\$35,000,000	40%	\$14,000,000	\$14,000,000	100%	0%	\$14,000,000	\$0	0.034370	\$0	\$481,180
2	\$35,000,000	56%	\$19,600,000	\$19,600,000	90%	10%	\$17,640,000	\$1,960,000	0.034370	\$67,365	\$606,287
3	\$35,000,000	42%	\$14,700,000	\$14,700,000	80%	20%	\$11,760,000	\$2,940,000	0.034370	\$101,048	\$404,191
4	\$35,000,000	32%	\$11,200,000	\$11,200,000	70%	30%	\$7,840,000	\$3,360,000	0.034370	\$115,483	\$269,461
5	\$35,000,000	30%	\$10,500,000	\$10,500,000	60%	40%	\$6,300,000	\$4,200,000	0.034370	\$144,354	\$216,531
6	\$35,000,000	30%	\$10,500,000	\$10,500,000	50%	50%	\$5,250,000	\$5,250,000	0.034370	\$180,443	\$180,443
7	\$35,000,000	30%	\$10,500,000	\$10,500,000	40%	60%	\$4,200,000	\$6,300,000	0.034370	\$216,531	\$144,354
8	\$35,000,000	30%	\$10,500,000	\$10,500,000	30%	70%	\$3,150,000	\$7,350,000	0.034370	\$252,620	\$108,266
9	\$35,000,000	30%	\$10,500,000	\$10,500,000	20%	80%	\$2,100,000	\$8,400,000	0.034370	\$288,708	\$72,177
10	\$35,000,000	30%	\$10,500,000	\$10,500,000	10%	90%	\$1,050,000	\$9,450,000	0.034370	\$324,797	\$36,089
11	\$35,000,000	30%	\$10,500,000	\$10,500,000	0%	100%	\$0	\$10,500,000	0.034370	\$360,885	\$0

TOTAL TAX SAVED	(10 yrs on 10 yr deduction)	<u>\$2,518,977</u>
TOTAL TAX PAID	(10 yrs on 10 yr deduction)	<u>\$2,052,233</u>

REAL PROPERTY TAX ABATEMENT - 10 yr Schedule

Year	Cash Value	True Tax Value	Assessed Value	Tax Abate %	Tax Paid %	Deduction	Taxable AV	Tax Rate	Tax Paid	Tax Saved
1	\$6,000,000	\$6,000,000	\$6,000,000	100%	0%	\$6,000,000	\$0	0.034370	\$0	\$206,220
2	\$6,000,000	\$6,000,000	\$6,000,000	95%	5%	\$5,700,000	\$300,000	0.034370	\$10,311	\$195,909
3	\$6,000,000	\$6,000,000	\$6,000,000	80%	20%	\$4,800,000	\$1,200,000	0.034370	\$41,244	\$164,976
4	\$6,000,000	\$6,000,000	\$6,000,000	65%	35%	\$3,900,000	\$2,100,000	0.034370	\$72,177	\$134,043
5	\$6,000,000	\$6,000,000	\$6,000,000	50%	50%	\$3,000,000	\$3,000,000	0.034370	\$103,110	\$103,110
6	\$6,000,000	\$6,000,000	\$6,000,000	40%	60%	\$2,400,000	\$3,600,000	0.034370	\$123,732	\$82,488
7	\$6,000,000	\$6,000,000	\$6,000,000	30%	70%	\$1,800,000	\$4,200,000	0.034370	\$144,354	\$61,866
8	\$6,000,000	\$6,000,000	\$6,000,000	20%	80%	\$1,200,000	\$4,800,000	0.034370	\$164,976	\$41,244
9	\$6,000,000	\$6,000,000	\$6,000,000	10%	90%	\$600,000	\$5,400,000	0.034370	\$185,598	\$20,622
10	\$6,000,000	\$6,000,000	\$6,000,000	5%	95%	\$300,000	\$5,700,000	0.034370	\$195,909	\$10,311
11	\$6,000,000	\$6,000,000	\$6,000,000	0%	100%	\$0	\$6,000,000	0.034370	\$206,220	\$0

TOTAL TAX SAVED REAL PROPERTY	(10 yrs on 10 yr deduction)	<u>\$1,020,789</u>
TOTAL TAX PAID REAL PROPERTY	(10 yrs on 10 yr deduction)	<u>\$1,247,631</u>

TOTAL TAX SAVED PERSONAL & REAL	<u>\$3,539,766</u>
TOTAL TAX PAID PERSONAL & REAL	<u>\$3,299,864</u>

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

Personal Property Abatements

Tax Abatement Review System

Fort Wayne Metals Research Products Corp./Quoin Enterprises, LLC

		Points Possible	Points Awarded
INVESTMENT (30 points possible)			
Total new investment in equipment			
Over \$5,000,000	\$35,000,000	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	
\$6,250 to \$18,499		6	
\$1,250 to \$6,249	\$5,5	4	4
less than \$1,249		2	
Estimated local income taxes generated from jobs retained			
\$80,000 or more	\$507,02	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	\$220,10	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	1.97	5	5
Estimated Percent of Business done outside Allen County			
Greater than 75%	99%	15	15
50% to 74%		10	
25% to 49%		5	
JOBS (20 points possible)			
Total number of permanent jobs retained			
Over 250	715	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	314	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 \$47,999		20	
\$43,000 to \$47,999		16	
\$38,000 to \$42,999	\$34,615	12	8
\$33,000 to \$37,999		8	
\$28,000 to \$32,999		4	
under \$28,000		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	82
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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%	

Real Property Abatements

Tax Abatement Review System

Fort Wayne Metals Research Products Corp./Quoin Enterprises,
LLC

Points Possible	Points Awarded
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INVESTMENT (30 points possible)Total new investment in real property (new structures and/or
rehabilitation)

Over \$1,000,000	\$6,000,000	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	\$5,529	4	4
less than \$1,249		2	

Estimated local income taxes generated from jobs retained

\$80,000 or more	\$507,026	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	\$220,103	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	1.97	5	5
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Estimated Percent of Business done outside

Allen County

Greater than 75%	99%	15	15
50% to 74%		10	
25% to 49%		5	

JOBS (20 points possible)

Total number of permanent jobs retained

Over 250	715	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	314	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 \$47,999		20	
\$43,000 to \$47,999	\$34,615	16	
\$38,000 to \$42,999		12	
\$33,000 to \$37,999		8	8
\$28,000 to \$32,999		4	
under \$28,000		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	90
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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

Ten year phase-in

* 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%	