**BILL NO. R-18-02-14**

**RESOLUTION NO. R-________**

**A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 2677 Persistence Drive, Fort Wayne, Indiana 46808 (WC Holdings II, LLC)**

**WHEREAS,** Petitioner has duly filed its petition dated January 29, 2018 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 120 full-time, permanent jobs for a total new, annual payroll of $5,179,697; and

**WHEREAS,** the total estimated project cost is $2,482,000; 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, 2021, unless otherwise automatically extended in five year increments per I.C. 6-1.1-12.1-9.

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

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

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

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

**SECTION 3.** That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall apply to a deduction of the assessed value of real estate improvements to be made between March 1, 2018 and July 31, 2018.

**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, 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.

**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 $3.4347/$100.

(b) If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be $3.4347/$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 $3.4347/$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.

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

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

**SECTION 11.** That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that has received a deduction under section 3 or 4.5 of 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 12.** That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

____________________________
Member of Council

APPROVED AS TO FORM AND LEGALITY

____________________________
Carol Helton, City Attorney

# MEMORANDUM

**TO:** City Council

**FROM:** Carman Young, Economic Development Specialist

**DATE:** February 6, 2018

**RE:** Request for designation by WC Holdings II, LLC as an ERA for real property improvements.

## BACKGROUND

| | | | |
|---|---|---|---|
| PROJECT ADDRESS: | **2677 Persistence Drive** | PROJECT LOCATED WITHIN: | **N/A** |
| PROJECT COST: | **$2,482,000** | COUNCILMANIC DISTRICT: | **3** |

| | |
|---|---|
| COMPANY PRODUCT OR SERVICE: | **WC Holdings II, LLC provides services in real estate development, construction and sale/lease of spec industrial buildings as well as industrial land sales.** |
| PROJECT DESCRIPTION: | **WC Holdings II, LLC will build out and lease the property to the tenant for their manufacturing operation.** |

| CREATED | | RETAINED | |
|---|---|---|---|
| JOBS CREATED (FULL-TIME): | **120** | JOBS RETAINED (FULL-TIME): | **0** |
| JOBS CREATED (PART-TIME): | **0** | JOBS RETAINED (PART-TIME): | **0** |
| TOTAL NEW PAYROLL: | **$5,179,697** | TOTAL RETAINED PAYROLL: | **0** |
| AVERAGE SALARY (FULL-TIME NEW): | **$43,164** | AVERAGE SALARY (FULL-TIME RETAINED): | **0** |

## COMMUNITY BENEFIT REVIEW

**Yes** ☒ **No** ☐ **N/A** ☐

Project will encourage vacant or under-utilized land appropriate for commercial or industrial use?
**Explain: This project will build out and make ready for tenant occupation a 60,000 square foot spec building that was constructed in 2015-2016.**

**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?

**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:**

| | |
|---|---|
| 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: 120 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.

Under Fort Wayne Common Council's tax abatement policies and procedures, WC Holdings II, LLC is eligible for a ten year deduction on real 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:** Carma [signature]

**Economic Development Specialist**

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

*New tax abatement percentages have been changed to reflect change in state law

**WC Holdings II, LLC**

### REAL PROPERTY TAX ABATEMENT - 10 yr Schedule

| Year | Cash Value | True Tax Value | Assessed Value | Tax Abatement % | Tax Paid % | Deduction | Taxable AV | Tax Rate | Tax Paid | Tax Saved |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | $2,482,000 | $2,482,000 | $2,482,000 | 100% | 0% | $2,482,000 | $0 | 0.034347 | $0 | $85,249 |
| 2 | $2,482,000 | $2,482,000 | $2,482,000 | 95% | 5% | $2,357,900 | $124,100 | 0.034347 | $4,262 | $80,987 |
| 3 | $2,482,000 | $2,482,000 | $2,482,000 | 80% | 20% | $1,985,600 | $496,400 | 0.034347 | $17,050 | $68,199 |
| 4 | $2,482,000 | $2,482,000 | $2,482,000 | 65% | 35% | $1,613,300 | $868,700 | 0.034347 | $29,837 | $55,412 |
| 5 | $2,482,000 | $2,482,000 | $2,482,000 | 50% | 50% | $1,241,000 | $1,241,000 | 0.034347 | $42,625 | $42,625 |
| 6 | $2,482,000 | $2,482,000 | $2,482,000 | 40% | 60% | $992,800 | $1,489,200 | 0.034347 | $51,150 | $34,100 |
| 7 | $2,482,000 | $2,482,000 | $2,482,000 | 30% | 70% | $744,600 | $1,737,400 | 0.034347 | $59,674 | $25,575 |
| 8 | $2,482,000 | $2,482,000 | $2,482,000 | 20% | 80% | $496,400 | $1,985,600 | 0.034347 | $68,199 | $17,050 |
| 9 | $2,482,000 | $2,482,000 | $2,482,000 | 10% | 90% | $248,200 | $2,233,800 | 0.034347 | $76,724 | $8,525 |
| 10 | $2,482,000 | $2,482,000 | $2,482,000 | 5% | 95% | $124,100 | $2,357,900 | 0.034347 | $80,987 | $4,262 |
| 11 | $2,482,000 | $2,482,000 | $2,482,000 | 0% | 100% | $0 | $2,482,000 | 0.034347 | $85,249 | $0 |

TOTAL TAX SAVED REAL PROPERTY (10 yrs on 10 yr deduction **$421,984**

TOTAL TAX PAID REAL PROPERTY (10 yrs on 10 yr deduction **$515,758**

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

## Real Property Abatements

Tax Abatement Review System

| WC Holdings II, LLC | | Points Possible | Points Awarded |
|---|---|---|---|
| **INVESTMENT (30 points possible)** | | | |
| **Total new investment in real property (new structures and/or rehabilitation)** | | | |
| Over $1,000,000 | $2,482,000 | 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 | $20,683 | 8 | 8 |
| $6,250 to $18,499 | | 6 | |
| $1,250 to $6,249 | | 4 | |
| less than $1,249 | | 2 | |
| **Estimated local income taxes generated from jobs retained** | | | |
| $80,000 or more | | 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 | $69,925 | 5 | 10 |
| $10,000 to $29,999 | | 4 | |
| $5,000 to $9,999 | | 3 | |
| $3,000 to $4,999 | | 2 | |
| less than $3,000 | | 1 | |
| **ECONOMIC BASE (20 points possible)** | | | |
| **Location Quotient in designated Occupation Code (use majority Occupation Code of all created and retained jobs)** | | | |
| Greater than 1.0 | | 5 | 5 |
| **Estimated Percent of Business done outside Allen County** | | | |
| Greater than 75% | | 15 | 15 |
| 50% to 74% | | 10 | |
| 25% to 49% | | 5 | |
| **JOBS (20 points possible)** | | | |
| **Total number of permanent jobs retained** | | | |
| Over 250 | | 10 | |
| 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 | 120 | 10 | 20 |
| 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 | $45,228 | 16 | 16 |
| $38,000 to $42,999 | | 12 | |
| $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 | 5 |

| Total | 99 |
|---|---|

| 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 |

10 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% | |

Admn. Appr.____________

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **WC Holdings II, LLC is requesting the designation of an Economic Revitalization Area for eligible real property improvements in the amount of $2,482,000. WC Holdings II, LLC will build out and lease an existing 60,000 square foot spec building to the tenant for their manufacturing operation.**

EFFECT OF PASSAGE: **Investment of $2,482,000 and 120 new full-time jobs.**

EFFECT OF NON-PASSAGE: **Potential loss of investment and 120 full-time jobs.**

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

ASSIGNED TO COMMITTEE (PRESIDENT): **Jason Arp and John Crawford**

CITY OF FT WAYNE

JAN 29 2018
CRY

COMMUNITY DEVL.

03/2013

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

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

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

| | |
|---|---|
| **Total cost of real estate improvements:** | $ 2,482,000 |
| **Total cost of manufacturing equipment improvements:** | $ 0 |
| **Total cost of research and development equipment improvements:** | $ 0 |
| **Total cost of logistical distribution equipment improvements:** | $ 0 |
| **Total cost of information technology equipment improvements:** | $ 0 |
| **TOTAL OF ABOVE IMPROVEMENTS:** | $ 2,482,000 |

## GENERAL INFORMATION

Real property taxpayer's name: WC HOLDINGS II, LLC

Personal property taxpayer's name: ElringKlinger

Telephone number: 260-587-9113

Address listed on tax bill: PO BOX 428, ASHLEY, INDIANA 46705

Name of company to be designated, if applicable: WC HOLDINGS II, LLC

Year company was established: 2008

Address of property to be designated: 2677 PERSISTENCE DRIVE, FORT WAYNE, INDIANA 46808

Real estate property identification number: 02-07-21-200-010.004-073

Contact person name: Vince Hansen

Contact person telephone number: (260) 587-9113 Contact person Email: vhansen@klinktrucking.com

Contact person address: PO BOX 428, ASHLEY, IN 46705

List company officer and/or principal operating personnel

| NAME | TITLE | ADDRESS | PHONE NUMBER |
|---|---|---|---|
| WAYNE E. KLINK | MEMBER MANAGER | 3320 W 800 S, ASHLEY, IN 46705 | (260) 587-9113 |
| CAROL A. KLINK | MEMBER | 3320 W 800 S, ASHLEY, IN 46705 | (260) 587-9113 |
| | | | |
| | | | |
| | | | |

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

| NAME | PERCENTAGE |
|---|---|
| WAYNE E. KLINK | 50.0% |
| CAROL A. KLINK | 50.0% |
| | |
| | |
| | |

☐ Yes ☑ No Are any elected officials shareholders or holders of any debt obligation of the applicant or operating business? If yes, who? (name/title) ________

☑ Yes ☐ No Is the property for which you are requesting ERA designation totally within the corporate limits of the City of Fort Wayne?

☑ Yes ☐ No Do you plan to request state or local assistance to finance public improvements?

☐ Yes ☑ No Is the property for which you are requesting ERA designation located in an Economic Development Target Area (EDTA)? (see attached map for current areas)

☐ Yes ☑ No Does the company's business include a retail component? If yes, answer the following questions:

What percentage of floor space will be utilized for retail activities? ________

What percentage of sales is made to the ultimate customer? ________

What percentage of sales will be from service calls? ________

What is the percentage of clients/customers served that are located outside of Allen County? 100.0% (ElringKlinger's %)

What is the company's primary North American Industrial Classification Code (NAICs)? 531390

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

Real estate development, construction and sale of spec industrial buildings, industrial land sales.

Dollar amount of annual sales for the last three years:

| Year | Annual Sales |
|---|---|
| 2017 | $ 0.00 |
| 2016 | $ 0 |
| 2015 | $ 3,000,000 |

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

| Customer Name | City/State | Annual Gross Sales |
|---|---|---|
| NISCO | Fort Wayne, Indiana | $ 100,000,000 |
| we have sold just one spec building | in Fort Wayne and have no other customers | |
| | other than NISCO | |

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

| Supplier Name | City/State | Annual Gross Purchases |
|---|---|---|
| CME Corporation | Fort Wayne, Indiana | $ 2,000,000 |
| Fox Contractors, Inc. | Fort Wayne, Indiana | $ 7,500 |
| Brooks Construction Co., Inc. | Fort Wayne, Indiana | $ 82,300 |

List the company's top three competitors:

| Competitor Name | City/State |
|---|---|
| | |
| | |
| | |

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

WC Holdings II, LLC will build-out the property to the Tenant's (ElringKlinger) specifications, and lease it to the Tenant for their manufacturing operations.

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?

Wayne & Carol Klink, who own of the northwest Fort Wayne development named Persistence Industrial Park, has owned this real estate for nearly 35 years. During this prolonged period, Mr. & Mrs. Klink had difficulty attempting to entice industry to this area because of lack of access. IN DOT had a section of Hatfield Road declared as their private driveway, cutting off access to these acres. Having had no success in this endeavor, Mr. & Mrs. Klink formed WC Holdings II, LLC. for the purpose of developing the industrial park that now exists. Through WC Holdings II, LLC, nearly $1.5 million has been invested to develop this ground and build legal access to it. Legal access was acquired by purchasing land to the east which allowed egress to Investment Drive.
In 2013 & 2014 WC Holdings constructed a 60,000 SF spec industrial building on Persistence Drive. This building was sold to NISCO who now operates a manufacturing plant there employing over 120 people.
In 2015 & 2016 WC Holdings constructed a second spec industrial building on Persistence Drive, again of 60,000 SF. Today we have interest from ElringKlinger.
This property was negatively impacted for a long time because of being land-locked, and it has taken a large investment in infrastructure to change the public's perspective.

# 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:

60,000 SF pre-engineered metal building 200-ft x 300-ft with 35-ft low eves and 39-7' high eve and 32-ft interior clear ceiling height. Standing Seam roof system, 3-in. Insulated Metal wall panel system.

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

Excellent condition -brand new spec building never occupied. Building has unfinished dirt floors, minimal electrical, no finished office space and no plumbing or HVAC.

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

Finish out shell spec building with:
OFFICE AREA: 1st floor - 5,450 SF, 2nd floor - 4,260, Total office area - 9,710 SF
PRODUCTION AREA; 53,635 SF
EGRESS STAIR AREA; 225 SF

Projected construction start (month/year): 03/2018

Projected construction completion (month/year): 07/2018

☐ 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)

none

☐ 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): ____________________

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

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

N/A

# 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**

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 |
|---|---|---|---|
| None | | | |
| | | | |
| | | | |
| | | | |
| | | | |

### Retained Full-Time Employment

| Occupation | Occupation Code | Number of Jobs | Total Payroll |
|---|---|---|---|
| None | | | |
| | | | |
| | | | |
| | | | |
| | | | |

### Additional Full-Time Employment

| Occupation | Occupation Code | Number of Jobs | Total Payroll |
|---|---|---|---|
| SEE ATTACHMENT | | | |
| ON NEXT PAGE | | | |
| | | | |
| | | | |
| TOTAL ANNUAL | PAYROLL 2020 | -------------->>>>> | $ 5,179,697 |

# elringklinger: PUBLIC BENEFIT INFORMATION

## EMPLOYMENT INFORMATION FOR ADDITIONAL FULL-TIME EMPLOYMENT

### Annual Median Wage per SOC on State and MSA Level (without benefits)

| ElringKlinger Job Titles | SOC Code | Total Employees in Fort Wayne in 2020 | Total Payroll per SOC Position | Average Annual Wages 2020 |
|---|---|---|---|---|
| General Manager | 11-1011 | 1 | [redacted] | [redacted] |
| HR Manager | 11-3121 | 1 | [redacted] | [redacted] |
| Logistics Manager | 11-3071 | 1 | [redacted] | [redacted] |
| Production Manager | 11-3051 | 1 | [redacted] | [redacted] |
| Program Manager Plant | 11-3061 | 1 | [redacted] | [redacted] |
| Quality & Environment Manager | 11-3051 | 2 | $184,938 | $92,469 |
| Production - Shift lead | 51-1011 | 4 | $234,321 | $58,580 |
| Production - Assembly operators | 51-2092 | 45 | $2,035,272 | $45,228 |
| Production - Press operators | 51-4031 | 36 | $1,096,125 | $30,448 |
| Maintenance | 49-9041 | 5 | $224,518 | $44,904 |
| Tool Shop | 51-4111 | 5 | $248,972 | $49,794 |
| Industrial Engineer | 17-2112 | 1 | [redacted] | [redacted] |
| Production Control | 17-3029 | 1 | [redacted] | [redacted] |
| Production Engineer | 17-2112 | 1 | [redacted] | [redacted] |
| Warehouse Logistics | 43-5081 | 5 | $117,940 | $23,588 |
| Dispatch Logistics | 43-5071 | 1 | [redacted] | [redacted] |
| Material Handling | 53-7062 | 6 | $154,901 | $25,817 |
| MRP Handling | 43-5061 | 3 | $146,527 | $48,842 |
| | | **120** | **$5,179,697** | |
| **Weighted Average Annual Wage (in 2020 = 120 employees)** | | | **(annual payroll)** | **$43,164** |
| | | | **2020** | **2020** |

*Source: BLS 2017 (2% wage increase 2019 + 2020)*

# PUBLIC BENEFIT INFORMATION

**Current Part-Time or Temporary Jobs**

| Occupation | Occupation Code | Number of Jobs | Total Payroll |
|---|---|---|---|
| None | | | |
| | | | |
| | | | |
| | | | |
| | | | |

**Retained Part-Time or Temporary Jobs**

| Occupation | Occupation Code | Number of Jobs | Total Payroll |
|---|---|---|---|
| None | | | |
| | | | |
| | | | |
| | | | |
| | | | |

**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:

- [x] Pension Plan
- [x] Major Medical Plan
- [x] Disability Insurance
- [ ] Tuition Reimbursement
- [ ] Life Insurance
- [x] Dental Insurance

List any benefits not mentioned above:

401K

When will you reach the levels of employment shown above? (month/year): 05/2020

## 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. <u>(Property tax bill legal descriptions are not sufficient.)</u> Should be marked as Exhibit A.**

3. **Check for non-refundable application fee made payable to the <u>City of Fort Wayne</u>.**

| | |
|---|---|
| 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.

Wayne E Klink

Signature of Taxpayer/Owner

Wayne E. Klink, Member Manager

Printed Name and Title of Applicant

01/26/2018

Date

**STATEMENT OF BENEFITS**
**REAL ESTATE IMPROVEMENTS**
State Form 51767 (R6 / 10-14)
Prescribed by the Department of Local Government Finance

CITY OF FT WAYNE
CRY
JAN 29 2018
COMMUNITY DEVL.

20 18 PAY 20 19

**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
W C HOLDINGS II, LLC

Address of taxpayer *(number and street, city, state, and ZIP code)*
PO BOX 428, ASHLEY, IN 46705

| Name of contact person | Telephone number | E-mail address |
|---|---|---|
| VINCE HANSEN | ( 260 ) 587-9113 | vhansen@klinktrucking.com |

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

| Name of designating body | | Resolution number |
|---|---|---|
| Fort Wayne City Council | | |
| Location of property | County | DLGF taxing district number |
| 2677 Persistence Dr., Fort Wayne, IN 46808 | Allen | 073 |

Description of real property improvements, redevelopment, or rehabilitation *(use additional sheets if necessary)*
Finish out shell spec building with: OFFICE AREA: 1st floor: 5,450 SF, 2nd floor: 4,260 SF
PRODUCTION AREA: 53,635 SF
EGRESS STAIR: 225 SF

Estimated start date *(month, day, year)*: March 1, 2018
Estimated completion date *(month, day, year)*: July 1, 2018

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

| Current number | Salaries | Number retained | Salaries | Number additional | Salaries |
|---|---|---|---|---|---|
| 0.00 | $0.00 | 0.00 | $0.00 | 120.00 | $5,179,697.00 |

**SECTION 4 — ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT**

| | REAL ESTATE IMPROVEMENTS | |
|---|---|---|
| | COST | ASSESSED VALUE |
| Current values | 1,984,000.00 | 1,297,200.00 |
| Plus estimated values of proposed project | 2,482,000.00 | 2,000,000.00 |
| Less values of any property being replaced | 0.00 | 0.00 |
| Net estimated values upon completion of project | 4,466,000.00 | 3,297,200.00 |

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

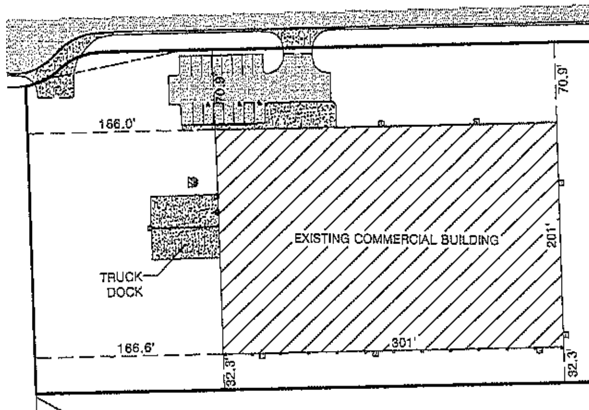
Estimated solid waste converted (*pounds*) 0.00
Estimated hazardous waste converted (*pounds*) 0.00

Other benefits
N/A

**SECTION 6 — TAXPAYER CERTIFICATION**

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

| Signature of authorized representative | Date signed *(month, day, year)* |
|---|---|
| Wayne E Klink | January 26, 2018 |
| Printed name of authorized representative | Title |
| Wayne E. Klink, for W.C. Holdings II, LLC | Managing Member |




**IMPROVEMENT DETAIL**

SCALE: 1" = 50'

NORTH

## SYMBOLS LEGEND

COMMUNICATION UTILITIES VAULT
COMMUNICATION BOX
COMMUNICATION UTILITIES PEDESTAL
COMMUNICATION UTILITIES MANHOLE
GAS METER
GAS VALVE (TYP.)
WATER METER
WATER VALVE (TYP.)
WATER CURB STOP
FIRE HYDRANT
POST INDICATOR VALVE
IRRIGATION CONTROL VALVE
YARD HYDRANT
WATER UTILITIES MANHOLE
POWER POLE/ UTILITY POLE
LIGHT POLE
TRANSFORMER PAD
ELECTRICAL BOX
ELECTRICAL METER
GUY ANCHOR
ELECTRICAL UTILITIES MANHOLE
AIR CONDITIONING UNIT
ELECTRIC UTILITIES VAULT
YARD LIGHT
HANDICAP SYMBOL
FLOOR DRAIN/ SLAB DRAIN
STORM DRAINAGE MANHOLE
ROUND STORM DRAINAGE INLET
SQUARE/RECTANGULAR STORM INLET
SANITARY SEWER MANHOLE
CLEANOUT
BURIED LINE – WARNING RISER
TRAFFIC UTILITIES MANHOLE, HAND HOLE
DECIDUOUS TREE
CONIFEROUS TREE
BUSH (DECIDUOUS)
BUSH (CONIFEROUS)
BOULDER
HORIZONTAL CONTROL POINT
BENCHMARK
BOUNDARY MONUMENT
POST
MANHOLE
DOWNSPOUT
FINISHED FLOOR ELEVATION
BOLLARD
MAILBOX
SINGLE-POST SIGN
RIGHT-OF-WAY MARKER
CONCRETE MATERIAL
PAVEMENT MATERIAL
GRAVEL/STONE MATERIAL
RUN PAD
SANITARY SEWER (EXISTING)
STORM SEWER (EXISTING)
OVERHEAD ELECTRIC LINE (EXISTING)
UNDERGROUND ELECTRIC LINE (EXISTING)
OVERHEAD UTILITY– MULTIPLE SVCS. (EXIST.)
OVERHEAD TELECOM/DATA LINE (EXIST.)
UNDERGROUND TELECOM/DATA LINE (EXIST.)
GAS LINE (EXISTING)
WATER LINE (EXISTING)
HAND RAIL
FENCE LINE (TYP.)
CHAIN-LINK FENCE LINE

## MONUMENT LEGEND

"A" = 5/8" x 24" REBAR WITH BERTSCH-FRANK & ASSOCIATES FIRM #0081 IDENTIFICATION CAP SET FLUSH.
"B" = MAG NAIL WITH BERTSCH-FRANK & ASSOCIATES FIRM #0081 IDENTIFICATION WASHER SET FLUSH.
"C" = SW COR. NE/4, SEC. 21, T31N, R12E. RAILROAD SPIKE FOUND 0.4' BELOW GRADE. SEE SURVEYOR'S REPORT.
"D" = SE COR. NE/4, SEC. 21, T31N, R12E. 5/8" REBAR FOUND 0.3' ABOVE GRADE. SEE SURVEYOR'S REPORT.
"E" = MAG NAIL FOUND FLUSH IN RAILROAD TIE. ORIGIN UNKNOWN. 1.31' NORTH OF S. LINE NE/4 SEC. 21, T31N, R12E.
"F" = 1" PIPE WITH PINCHED TOP FOUND 1.0' BELOW GRADE.
"G" = 5/8" REBAR WITH "GRADSKO" IDENTIFICATION CAP FOUND 0.1' BELOW GRADE.
"H" = 1/2" REBAR FOUND 0.1' BELOW GRADE. ORIGIN UNKNOWN.
"I" = MAG NAIL FOUND FLUSH. ORIGIN UNKNOWN.
"J" = 5/8" REBAR FOUND 0.5' ABOVE GRADE. ORIGIN UNKNOWN.
"K" = 5/8" REBAR WITH "FORESITE CONSULTING, LLC" IDENTIFICATION CAP FOUND FLUSH.

## LAND SURVEYOR'S REPORT

### PURPOSE OF SURVEY

### BASIS OF BEARINGS

### REFERENCE DOCUMENTS

### AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS

### DISCREPANCIES IN RECORD DESCRIPTIONS AND/OR PLATS

### DISCREPANCIES IN LINES OF OCCUPATION AND/OR POSSESSION

### THEORY OF LOCATION

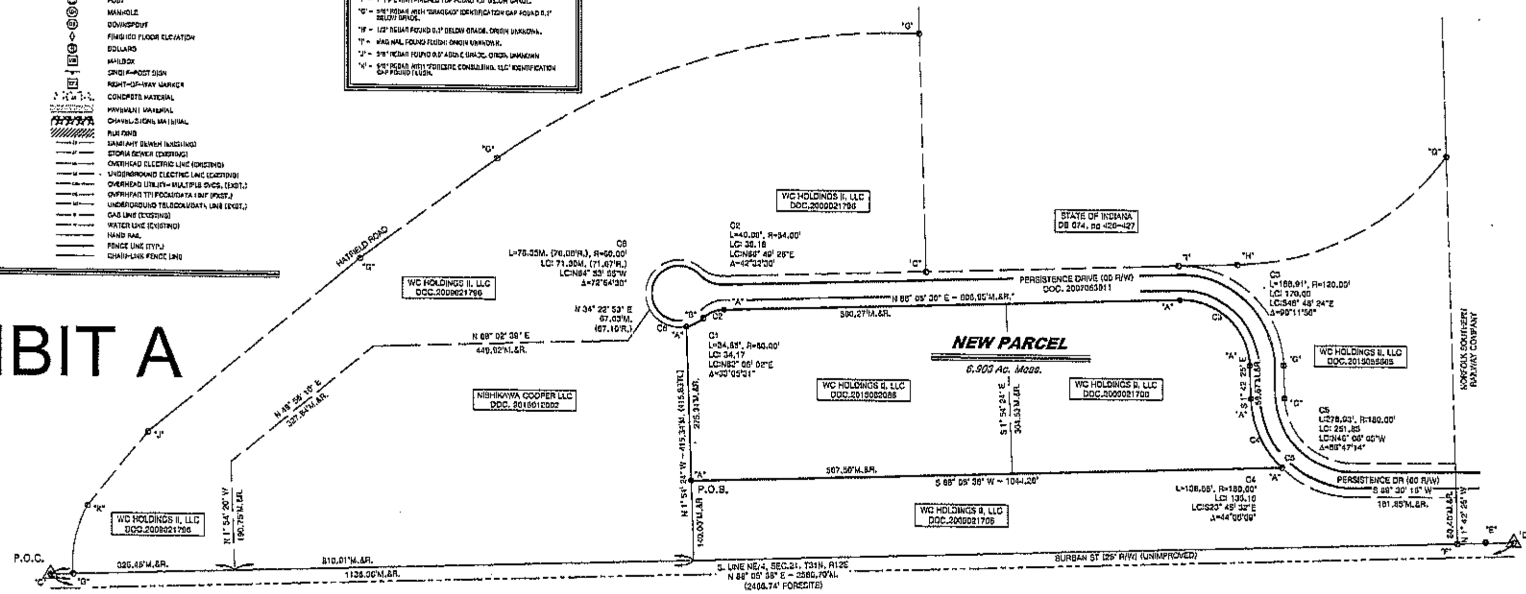
### RELATIVE POSITIONAL ACCURACY

## NEW ORIGINAL LEGAL DESCRIPTION

## GENERAL NOTES:

## LAND SURVEYOR'S CERTIFICATION:

MATTHEW G. BERTSCH, P.L.S.
INDIANA REGISTERED LAND SURVEYOR NO. 20200087




# EXHIBIT A

# Original Boundary Survey for:
# WC Holdings II, LLC
## 2677 Persistence Drive
## Fort Wayne, Indiana

**CME** CORPORATION — DESIGN/BUILDER - GENERAL CONTRACTOR — *Build it Right!*

**BF BERTSCH-FRANK** & associates — LAND PLANNING | LAND SURVEYING
811 LAWRENCE DRIVE, FORT WAYNE, IN 46804 — TELEPHONE: (260) 459-9333 — FACSIMILE: (260) 459-9353

REVISIONS

| MARK | DATE | DESCRIPTION |
|---|---|---|

CAD FILE: 16020.2_Sitedata.dwg
DRAWN BY: RJB
CHECKED BY: MGB
DATE: 12/20/2017
PROJ. NO. 17180.100

**S0.1**

SHEET 1 OF 1