

A CONFIRMING RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for properties commonly known as 7614 and 7720 Opportunity Drive, Fort Wayne, Indiana 46825 (Shambaugh & Son, LP/PNC Equipment Finance) (Omission of Company's Name was a Scrivner's Error)

WHEREAS, Common Council has previously designated and declared by Declaratory Resolution the following described property as 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 30 full-time, permanent jobs for a total new, annual payroll of \$1,800,000, with the average new annual job salary being \$60,000 and retain 324 full-time and seven part-time, permanent jobs for a total current annual payroll of \$20,622,000, with the average current, annual job salary being \$62,302; and

WHEREAS, the total estimated project cost is \$2,513,247; and

WHEREAS, a recommendation has been received from the Committee on Finance concerning said Resolution; and

WHEREAS, notice of the adoption and substance of said Resolution has been published in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 and a public hearing has been conducted on said Resolution.

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

SECTION 1. That, the Resolution previously designating the above described property as an "Economic Revitalization Area" is confirmed in all respects.

SECTION 2. That, the hereinabove described property is hereby declared an "Economic Revitalization Area" pursuant to I.C. 6-1.1-12.1, said designation to begin on the effective date of this Resolution and shall terminate on December 31, 2016, unless otherwise automatically extended in five year increments per I.C. 6-1.1-12.1-9.

SECTION 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 and personal property for new manufacturing, information technology, and logistical distribution equipment.

SECTION 4. That, the estimate of the number of individuals that will be employed or whose employment will be retained and the estimate of the annual salaries of those individuals and the estimate of redevelopment or rehabilitation and estimate of the value of the new manufacturing, information technology, and logistical distribution 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

1 redevelopment or rehabilitation and the installation of the new manufacturing, information technology, and
2 logistical distribution equipment.

3 **SECTION 5.** The current year approximate tax rates for taxing units within the City would be:

- 4 (a) If the proposed development does not occur, the approximate current year tax rates for this
5 site would be \$3.1821/\$100.
- 6 (b) If the proposed development does occur and no deduction is granted, the approximate
7 current year tax rate for the site would be \$3.1821/\$100 (the change would be negligible).
- 8 (c) If the proposed development occurs, and a deduction percentage of fifty percent (50%) is
9 assumed, the approximate current year tax rate for the site would be \$3.1821/\$100 (the
10 change would be negligible).
- 11 (d) If the proposed new manufacturing, information technology, and logistical distribution
12 equipment is not installed, the approximate current year tax rates for this site would be
13 \$3.1821/\$100.
- 14 (e) If the proposed new manufacturing, information technology, and logistical distribution
15 equipment is installed and no deduction is granted, the approximate current year tax rate for
16 the site would be \$3.1821/\$100 (the change would be negligible).
- 17 (f) If the proposed new manufacturing, information technology, and logistical distribution
18 equipment is installed and a deduction percentage of eighty percent (80%) is assumed, the
19 approximate current year tax rate for the site would be \$3.1821/\$100 (the change would be
20 negligible).

21 **SECTION 6.** That, pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from
22 the assessed value of the real property shall be for a period of ten years, and that the deduction from the
23 assessed value of the new manufacturing, information technology, and logistical distribution equipment
24 shall be for a period of ten years.

25 **SECTION 7.** The deduction schedule from the assessed value of the real property pursuant to
26 I.C. 6-1.1-12.1-17 shall look like this:

27

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

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9	10%
10	5%

SECTION 8. The deduction schedule from the assessed value of new manufacturing, 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%

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. For new manufacturing, information technology, and logistical distribution equipment, a deduction application must contain a performance report showing the extent to which there has been compliance with the Statement of Benefits form approved by the Fort Wayne Common Council at the time of filing. This report must be submitted to the Allen County Auditor's Office, and the City of Fort Wayne's Community Development Division and must be included with the deduction application. For subsequent years, the performance report must be updated and submitted along with the deduction application at the time of filing.

SECTION 11. For real property, a deduction application must contain a performance report showing the extent to which there has been compliance with the Statement of Benefits form approved by the Fort Wayne Common Council at the time of filing. This report must be submitted to the Allen County Auditor's Office and the City of Fort Wayne's Community Development Division and must be included in the deduction application. For subsequent years, the performance report must be updated each year in which the deduction is applicable at the same time the property owner is required to file a personal property tax return in the taxing district in which the property for which the deduction was granted is located. If the taxpayer does not file a personal property tax return in the taxing district in which the property is located, the information must be provided by May 15.

SECTION 12. The performance report must contain the following information:

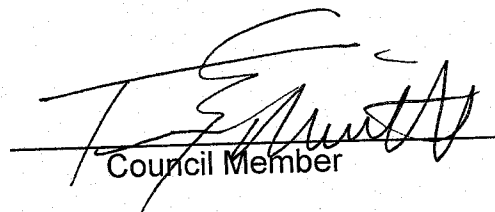
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- A. The cost and description of real property improvements and/or new manufacturing, information technology, and logistical distribution equipment acquired.
- B. The number of employees hired through the end of the preceding calendar year as a result of the deduction.
- C. The total salaries of the employees hired through the end of the preceding calendar year as a result of the deduction.
- D. The total number of employees employed at the facility receiving the deduction.
- E. The total assessed value of the real and/or personal property deductions.
- F. The tax savings resulting from the real and/or personal property being abated.


SECTION 13. That, the taxpayer is non-delinquent on any and all property tax due to jurisdictions within Allen County, Indiana.

SECTION 14. 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 15. That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.


Council Member

APPROVED AS TO FORM AND LEGALITY



Carol Helton, City Attorney

CITY OF FT WAYNE

03/2013



JUN 26 2013 *ajp*

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:	\$ 1,200,000
Total cost of manufacturing equipment improvements:	\$ 475,500
Total cost of research and development equipment improvements:	\$ 667,947
Total cost of logistical distribution equipment improvements:	\$ 169,800
Total cost of information technology equipment improvements:	\$ 2,513,247
TOTAL OF ABOVE IMPROVEMENTS:	\$ 2,513,247

GENERAL INFORMATION

Real property taxpayer's name: MOMAS Investments, LLC

Personal property taxpayer's name: Shambaugh & Son, LP

Telephone number: (260) 487 - 7864

Address listed on tax bill: PO Box 1287 Fort Wayne, IN 46801

Name of company to be designated, if applicable: _____

Year company was established: 1926

Address of property to be designated: 7614 and 7720 Opportunity Drive

Real estate property identification number: 02-07-11-377-002.000-073/02-0711-377-001.000.073

Contact person name: Thomas Scare

Contact person telephone number: (260) 487-7864 Contact person Email: tscare@shambaugh.com

Contact person address: PO Box 1287 Fort Wayne, IN 46801

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Mark P Shambaugh	CEO	7614 Opportunity Dr Fort Wayne, IN 46825	(260) 487-7807
Mark A Veerkamp	CFO	7614 Opportunity Dr Fort Wayne, IN 46825	(260) 487-7800
William J Meyer	VP/Secr	7614 Opportunity Dr Fort Wayne, IN 46825	(260) 487-7811
Thomas L Scare	Controllor	7614 Opportunity Dr Fort Wayne, IN 46825	(260) 487-7864
Paul Meyers Jr	COO	7614 Opportunity Dr Fort Wayne, IN 46825	(260) 487-7805

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

NAME	PERCENTAGE
CS 48 Acquisition Corp	99
CS USA Holding LLC	1
EMCOR Group, Inc is the parent Company and ultimate owner.	

- 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? 80%

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

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

Mechanical Construction Contractor

Dollar amount of annual sales for the last three years:

Year	Annual Sales
2012	\$ 526,417,869.00
2011	\$ 354,732,611
2010	\$ 290,735,637

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

Customer Name	City/State	Annual Gross Sales
This changes with each year.		

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

Supplier Name	City/State	Annual Gross Purchases
Ferguson Enterprises, Inc	Fort Wayne, IN	\$ 6,000,000
Victaulic Company of America	Philadelphia, PA	\$ 3,000,000
Graybar	Fort Wayne, IN	

List the company's top three competitors:

Competitor Name	City/State
This varies depending on National foot print and type of project	

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

Shambaugh & Son, LP is a commercial construction / engineering services business specializing in industrial, commercial, institutional, food process, medical and bio-fuel. The Company also performs both mechanical and fire fabrication on the premises,

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 additional bldg space and equipment will allow us to self perform engineering, cad design, and fabrication locally versus subcontracting work to non local firms

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:

7614 Opportunity Dr 55K sqft Office, 46k sqft fire fab. whse/ 4.6k sqft service garage
7720 Opportunity Dr 26 k sqft mechanical fabrication shop.

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

Good

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

8,000 sqft office addition to house additional staff for cad design, engineering, estimating.

Projected construction start (month/year): 06/2013

Projected construction completion (month/year): 12/2013

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)

See attached schedule

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): 07/2013

Date last piece of equipment will be installed (month/year): 12/2013

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

See attached schedule

ELIGIBLE VACANT BUILDING INFORMATION

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

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

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

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

Projected occupancy date (month/year): _____

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

PUBLIC BENEFIT INFORMATION

EMPLOYMENT INFORMATION FOR FACILITY TO BE DESIGNATED

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

Please be specific on job descriptions. When listing the occupation codes, please avoid using the "Major Occupational Groupings" (i.e. 11-000, 13-000, 15-000, etc.) which are more general in nature. Instead, use specific occupation codes (i.e. 11-1021, 13-1081, 15-2041 etc) for each created and retained job. To fill out information on occupation and occupation code, use data available through Occupation Employment Statistics for Fort Wayne http://www.bls.gov/oes/current/oes_23060.htm

Current Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
See Attachment		324	\$ 20,510,500

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
See Attachment		324	\$ 20,510,500

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
See Attachment		30	\$ 1,806,000

Public Benefit Information - Employment Information for Facility to be Designated - Page 7

Current Full-Time Employment and Retained Full-Time Employment:

Occupation Title	Occupation Code	Number of Jobs	Total Payroll
Chief Executives/Executive VP	11-1011	6	\$ 1,950,000
General and Operation Managers	11-1021	6	659,700
Financial Managers	11-3031	4	389,440
Network /Computer System Admin	15-1142	6	369,300
Executive Admin Assistants	43-6011	3	123,090
Admin Assistants	43-6014	10	318,700
Reception/Information Clerks	43-4171	11	267,740
Billing and Posting Clerks	43-3021	7	210,840
Payroll/Timekeeping Clerks	43-3051	2	79,780
Admin Service Managers	11-3011	2	151,980
Accounting	43-3031	3	98,610
Bill and Account Collectors	43-3011	9	270,900
Managers, All Other (Branch)	11-9199	20	1,527,400
Ship/Receive/Traffic	43-5071	9	242,730
Laborers/Material Mover/Hand	53-7062	10	254,800
First Line Supervisor/Trans/Material	53-1031	3	167,310
Heavy Tractor-Trailer/Truck Drivers	53-3032	10	392,000
Purchasing Managers	11-3061	2	151,080
Procurement Clerks	43-3061	15	519,300
Electrical Engineers	17-2071	33	2,765,400
Mechanical Engineers	17-2141	20	1,392,200
Mechanical Engineers Technicians	17-3027	2	110,640
Engineers /CAD, All Others	17-2199	63	4,590,180
First Line Installers/Repairers	49-1011	46	2,655,580
Construction Laborers	47-2061	22	851,840
Totals		324	\$ 20,510,540.00

Additional Full-Time Employment and Retained Full-Time Employment:

Occupation Title	Occupation Code	Number of Jobs	Total Payroll
Admin Assistants	43-6014	2	\$ 63,740
Electrical Engineers	17-2071	7	586,600
Mechanical Engineers	17-2141	3	208,830
Mechanical Engineers Technicians	17-3027	7	387,240
Plumber/Pipefitter/Steamfitter	47-2152	7	404,180
Metal Fabricator/Fitter	51-2041	4	156,320
Totals		30	\$ 1,806,910.00

PUBLIC BENEFIT INFORMATION

Current Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
Info/Record Clerk, All Ot	43-4199	7	\$ 111,685

Retained Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
Info/Record Clerk, All Ot	43-4199	7	\$ 111,685

Additional Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll

Check the boxes below if the existing jobs and the jobs to be created will provide the listed benefits:

- | | | |
|-----------------------------------------------------------|--------------------------------------------------------|----------------------------------------------------------|
| <input checked="" type="checkbox"/> Pension Plan | <input checked="" type="checkbox"/> Major Medical Plan | <input checked="" type="checkbox"/> Disability Insurance |
| <input checked="" type="checkbox"/> Tuition Reimbursement | <input checked="" type="checkbox"/> Life Insurance | <input checked="" type="checkbox"/> Dental Insurance |

List any benefits not mentioned above:

When will you reach the levels of employment shown above? (month/year): 10/2013

REQUIRED ATTACHMENTS

The following must be attached to the application.

1. **Statement of Benefits Form(s) (first page/front side completed)**
2. **Full legal description of property and a plat map identifying the property boundaries. (Property tax bill legal descriptions are not sufficient.) Should be marked as Exhibit A.**
3. **Check for non-refundable application fee made payable to the City of Fort Wayne.**

ERA filing fee (either real or personal property improvements)	.1% of total project cost not to exceed \$500
ERA filing fee (both real and personal property improvements)	.1% of total project cost not to exceed \$750
ERA filing fee (vacant commercial or industrial building)	\$500
ERA filing fee in an EDTA	\$100
Amendment to extend designation period	\$300
Waiver of non compliance with ERA filing	\$500 + ERA filing fee
4. **Owner's Certificate (if applicant is not the owner of property to be designated)
Should be marked as Exhibit B if applicable.**

CERTIFICATION

I, as the legal taxpayer and/or owner, hereby certify that all information and representations made on this application and its attached exhibits are true and complete and that neither an Improvement Location Permit nor a Structural Permit has been filed for construction of improvements, nor has any manufacturing, research and development, logistical distribution or information technology equipment which is a part of this application been purchased and installed as of the date of filing of this application. I also certify that the taxpayer is not delinquent on any and all property tax due to taxing jurisdictions within Allen County, Indiana. I understand that any incorrect information on this application may result in a rescission of any tax phase-ins which I may receive.

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

Thomas L. Score

Signature of Taxpayer/Owner

Thomas L. Score, Controller

Printed Name and Title of Applicant

5/28/13

Date



STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS

State Form 51767 (R4 / 2-13)
Prescribed by the Department of Local Government Finance

CITY OF FT WAYNE

JUN 26 2013 *ajw*

2013 PAY 2014
FORM SB-1 / Real Property
PRIVACY NOTICE
The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1(c) and (d).

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

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

COMMUNITY DEVL.

INSTRUCTIONS:

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987, and areas designated after July 1, 1987, require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
- Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, BEFORE a deduction may be approved.
- To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. If the property owner misses the May 10 deadline in the initial year of occupation, he can apply between March 1 and May 10 of a subsequent year.
- Property owners whose Statement of Benefits was approved after June 30, 1991, must attach a Form CF-1/Real Property annually to the application to show compliance with the Statement of Benefits. [IC 6-1.1-12.1-5.1(b) and IC 6-1.1-12.1-5.3(j)].
- The schedules established under IC 6-1.1-12.1-4(d) for rehabilitated property apply to any economic revitalization areas designated after June 30, 2000, unless an alternative deduction schedule is adopted by the designating body (IC 6-1.1-12.1-17). The schedules effective prior to July 1, 2000, shall continue to apply to economic revitalization areas designated before July 1, 2000.

SECTION 1 TAXPAYER INFORMATION

Name of taxpayer	
MOMAS Investments, LLC (triple net lease to Shambaugh)/PNC, EQUIPMENT FINANCE	
Address of taxpayer (number and street, city, state, and ZIP code)	
P.O. Box 1287, Fort Wayne, Indiana 46801	995 Dalton Avenue, Cincinnati, OH 45203
Name of contact person	Telephone number (513) 455-2364 E-mail address
Thomas L. Scare/Mary Damewood	(260) 487-7864 tscare@shambaugh.com

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body	Resolution number
FW Common Council	R-8-12
Location of property	County
7614 Opportunity Drive, Fort Wayne, Indiana 46825	Allen
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary)	DLGF taxing district number
8,000 square foot office expansion to allow for additional engineers and administrative support	Washington
	Estimated start date (month, day, year)
	06/15/2013
	Estimated completion date (month, day, year)
	12/31/2013

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

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
331.00	\$20,622,000.00	331.00	\$20,622,000.00	30.00	\$1,800,000.00

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values		3,504,000.00
Plus estimated values of proposed project	1,200,000.00	
Less values of any property being replaced		
Net estimated values upon completion of project	1,200,000.00	3,504,000.00

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (pounds) _____	Estimated hazardous waste converted (pounds) _____
------------------------------------------------	----------------------------------------------------

Other benefits
Shambaugh & Son, L.P. is a national mechanical contractor. The additional space will allow for engineering, 3D modeling, CAD design and estimating to be expanded locally to support the national effort vs. expanding this support in another region.

SECTION 6 TAXPAYER CERTIFICATION

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

Signature of authorized representative <i>Shambaugh</i>	Title Controller	Date signed (month, day, year) 06/21/2013
------------------------------------------------------------	---------------------	----------------------------------------------

* Highlighted sections above denote Technical Error.

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

A. The designated area has been limited to a period of time not to exceed _____ calendar years * (see below). The date this designation expires is December 31, 2016.

- B. The type of deduction that is allowed in the designated area is limited to:
- 1. Installation of new manufacturing equipment; Yes No
 - 2. Installation of new research and development equipment; Yes No
 - 3. Installation of new logistical distribution equipment. Yes No
 - 4. Installation of new information technology equipment; Yes No

C. The amount of deduction applicable to new manufacturing equipment is limited to \$ unlimited cost with an assessed value of \$ unlimited.

D. The amount of deduction applicable to new research and development equipment is limited to \$ N/A cost with an assessed value of \$ N/A.

E. The amount of deduction applicable to new logistical distribution equipment is limited to \$ unlimited cost with an assessed value of \$ unlimited.

F. The amount of deduction applicable to new information technology equipment is limited to \$ unlimited cost with an assessed value of \$ unlimited.

G. Other limitations or conditions (specify) N/A

H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction on or after July 1, 2000, is allowed for:

- 1 year
- 2 years
- 3 years
- 4 years
- 5 years **
- 6 years
- 7 years
- 8 years
- 9 years
- 10 years **

** For ERA's established prior to July 1, 2000, only a 5 or 10 year schedule may be deducted.

I. Did the designating body adopt an alternative deduction schedule per IC 6-1.1-12.1-17? Yes No
If yes, attach a copy of the alternative deduction schedule to this form.

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved: (signature and title of authorized member) <i>T. Thomas G. Dilicia</i>	Telephone number (260) 427-1221	Date signed (month, day, year) 6-9-13
Attested by: <i>Daniel G. Kennedy</i>	Designated body Common Council	

* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4.5



STATEMENT OF BENEFITS
PERSONAL PROPERTY

State Form 51764 (R2 / 12-11)

Prescribed by the Department of Local Government Finance

CITY OF FT WAYNE

FORM SB-1 / PP

JUN 26 2013 *api*

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1 (c) and (d).

INSTRUCTIONS:

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987, and areas designated after July 1, 1987, require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
- Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to installation of the new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment, **BEFORE** a deduction may be approved
- To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated or with the county assessor if there is no township assessor for the township. The 103-ERA must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and the extended due date of that year.
- Property owners whose Statement of Benefits was approved after June 30, 1991, must submit Form CF-1 / PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
- The schedules established under IC 6-1.1-12.1-4.5(d) and (e) apply to equipment installed after March 1, 2001, unless an alternative deduction schedule is adopted by the designating body (IC 6-1.1-12.1-17).

SECTION 1 TAXPAYER INFORMATION								
Name of taxpayer Shambaugh & Son, L.P. / PNC, EQUIPMENT FINANCE								
Address of taxpayer (number and street, city, state, and ZIP code) 7614 Opportunity Drive, Fort Wayne, Indiana 46825 / 995 Dalton Avenue, Cincinnati, OH 45203								
Name of contact person Thomas L. Scare / Mary Damewood				Telephone number (260) 487-7864 / (513) 455-2306				
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT								
Name of designating body FW Common Council			Resolution number (s) R-8-12					
Location of property 7614 Opportunity Drive, Fort Wayne, Indiana 46825		County Allen	DLGF taxing district number FW Washington					
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) See Attached Schedule			ESTIMATED					
			START DATE		COMPLETION DATE			
			Manufacturing Equipment	06/15/2013	12/31/2013			
			R & D Equipment					
			Logist Dist Equipment	06/15/2013	12/31/2013			
IT Equipment	06/15/2013	12/31/2013						
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT								
Current number 331	Salaries 20,622,000.00	Number retained 331	Salaries 20,622,000.00	Number additional 30	Salaries 1,800,000.00			
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT								
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current values								
Plus estimated values of proposed project	475,500.00				667,947.00		169,800.00	
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: Additional equipment will allow for expanded fabrication, engineering, CAD design to be performed locally vs. subcontracting out to other non-local facilities.								
SECTION 6 TAXPAYER CERTIFICATION								
I hereby certify that the representations in this statement are true.								
Signature of authorized representative <i>Thomas L. Scare</i>			Title Controller		Date signed (month, day, year) 06/21/2013			

* Highlighted sections above denote Technical Error.

FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed _____ calendar years* (see below). The date this designation expires is December 31, 2016.
- B. The type of deduction that is allowed in the designated area is limited to:
 - 1. Redevelopment or rehabilitation of real estate improvements Yes No
 - 2. Residentially distressed areas Yes No
- C. The amount of the deduction applicable is limited to \$ unlimited.
- D. Other limitations or conditions (specify) N/A
- E. The deduction is allowed for ten years* (see below).
- F. Did the designating body adopt an alternative deduction schedule per IC 6-1.1-12.1-17? Yes No
If yes, attach a copy of the alternative deduction schedule to this form.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (signature and title of authorized member of designating body) <u>T. Thomas F. Debra</u>	Telephone number <u>(260) 427-1221</u>	Date signed (month, day, year) <u>7-9-13</u>
Attested by (signature and title of attester) <u>Paul J. Kennel</u>	Designated body <u>Common Council</u>	

~~If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4.~~

- A. For residentially distressed areas, the deduction period may not exceed five (5) years.
- B. For redevelopment and rehabilitation or real estate improvements:
 - 1. If the Economic Revitalization Area was designated prior to July 1, 2000, the deduction period is limited to three (3), six (6), or ten (10) years.
 - 2. If the Economic Revitalization Area was designated after June 30, 2000, and is not in a residentially distressed area, the deduction period may not exceed ten (10) years.

Shambaugh & Son, L.P.
 Fixed Asset, Operating Leases and Real Property Improvements
 Year 2013

Cat	Life	Description	Qty	Q1	Q2	Q3	Q4	Total	Sub Totals
IT	3	Desk Top Computer Pkg (incl monitor, printer), service site monitoring	35			\$ 105,000		\$ 105,000	
IT	3	Software and licensing	35			21,000		21,000	
IT	3	Telephone system - Fab Shop	1				800	800	
IT	3	Additional telephone system upgrade - Office	35				7,000	7,000	
IT	3	Audio Visual Equipment Conference Room	2			24,000		24,000	
IT	3	Copier	2		12,000			12,000	\$ 169,800
Log	5	3232 Electric Scissor - Genie	2			41,290		41,290	
Log	5	20' DVL - JLG	2			64,755		64,755	
Log	5	3246 Electric Scissor - JLG	4			75,104		75,104	
Log	5	40' Elec Art Boom Narrow - JLG	2			87,898		87,898	
Log	5	45' Elec Art Boom - JLG	4			176,100		176,100	
Log	5	Mini Excavator	1			45,000		45,000	
Log	5	Fork lift (Used)	1			15,000		15,000	
Log	5	Flatbed (Used)	1		16,800			16,800	
Log	5	Flatbed (New)	3		30,000			90,000	
Log	5	Storage Trailers (Used)	10			40,000		40,000	
Log	5	Utility Trailers (Flatbed)	2			10,000		10,000	
Log	5	Golf Carts	2			6,000		6,000	\$ 667,947
Mftg	5	Furniture Pkg (partitions, desk, chair)	35		77,000			77,000	
Mftg	5	Conference Room Furnishings (Conference table, chairs)	2		16,000			16,000	
Mftg	5	Signs	2			10,000		10,000	
Mftg	5	Welders	4			45,000		45,000	
Mftg	5	Plotter	1			10,000		10,000	
Mftg	5	Overhead Crane	1			120,000		120,000	
Mftg	5	Lull	1			90,000		90,000	
Mftg	5	Fork lift	2			50,000		50,000	
Mftg	5	Positioners	3			40,000		40,000	
Mftg	5	Chain Hoists	7			17,500		17,500	\$ 475,500
Real		Office Expansion (8,000 sq ft) - 7614 Opportunity Drive				1,200,000		1,200,000	1,200,000
		Totals		\$ -	\$ 151,800	\$ 2,353,647	\$ 7,800	\$ 2,513,247	\$ 2,513,247

EXHIBIT A

Legal Description

7614 Opportunity Drive – COOK ROAD OFFICE & INDUSTRIAL PARK SEC I
LOT 3 & LOT 2

7720 Opportunity Drive – COOK ROAD OFFICE & INDUSTRIAL PARK SEC I
LOT 4

Admn. Appr.

DIGEST SHEET

TITLE OF ORDINANCE: **Confirming Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Shambaugh & Son, LP is requesting the designation of an Economic Revitalization Area for both real and personal property improvements in the amount of \$2,513,247. In order to expand, Shambaugh & Son, LP will construct an 8,000 square foot office expansion to house additional staff for CAD design, engineering, and estimating. They will also install a variety of manufacturing, logistical distribution, and information technology equipment.**

EFFECT OF PASSAGE: **Installing new equipment and constructing the addition will allow Shambaugh & Son, LP to self-perform engineering, CAD design, and fabrication locally versus subcontracting work to non-local firms. Thirty full-time jobs will be created, and 324 full-time and 7 part-time jobs will be retained.**

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

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

ASSIGNED TO COMMITTEE (CO-CHAIRS): **John Crawford and Tom Smith**

Public Hearing Date, if applicable 7-23-13

Read the first time in full and on motion by Councilman Tom Smith

Read the second time by title and referred to the Finance Committee

Committee. Read the third time in full and on motion by Councilman Smith, placed on passage by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
<u>TOTAL VOTES</u>	<u>8</u>	<u> </u>	<u> </u>	<u>1</u>
BENDER	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
CRAWFORD	<u> </u>	<u> </u>	<u> </u>	<u>✓</u>
DIDIER	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
HARPER	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
HINES	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
JEHL	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
PADDOCK	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
SHOAFF	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
SMITH	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>

DATED: 7-23-13 Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as
(~~ANNEXATION~~) (~~APPROPRIATION~~) (~~GENERAL~~) (~~SPECIAL~~) (~~ZONING~~) ORDINANCE
(RESOLUTION) NO. R-67-13 on the 23rd day of
July, 2013

ATTEST:
Sandra E. Kennedy
SANDRA E. KENNEDY,
CITY CLERK

T. Thomas F. Didier
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 24th day
of July, 2013, at the hour of 10:00 o'clock Am. E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 24th day of JULY

2013, at the hour of 3:00 o'clock Pm E.S.T.

Thomas C. Henry
THOMAS C. HENRY, MAYOR

BILL NO. R-13-07-07

REPORT OF THE COMMITTEE ON FINANCE

JULY 23, 2013

TOM SMITH – CHAIR
JOHN CRAWFORD – CO-CHAIR
ALL COUNCIL MEMBERS

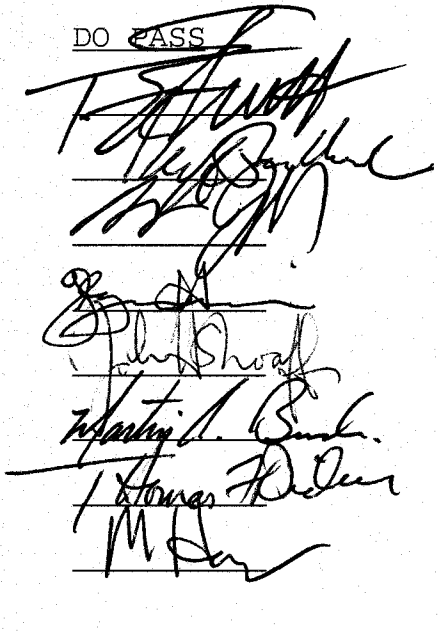
A CONFIRMING RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 7614 and 7720 Opportunity Drive, Fort Wayne, Indiana 46825 (Shambaugh & Son, LP). **COMMITTEE OF FINANCE** HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE

DO PASS

DO NOT PASS

ABSTAIN

NO REC

Handwritten signatures of council members in the 'DO PASS' column. The signatures are written in black ink and include names such as Tom Smith, John Crawford, and others. There are approximately 10 signatures in total, each written over a horizontal line.

SANDRA E. KENNEDY
CITY CLERK

Public Hearing Date, if applicable _____

Read the first time in full and on motion by Councilman Russ Jehl
Read the second time by title and referred to the Finance Committee
Committee. Read the third time in full and on motion by Councilman
Jehl, placed on passage by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
<u>TOTAL VOTES</u>	<u>8</u>	_____	_____	<u>1</u>
BENDER	<u>✓</u>	_____	_____	_____
CRAWFORD	_____	_____	_____	<u>✓</u>
DIDIER	<u>✓</u>	_____	_____	_____
HARPER	<u>✓</u>	_____	_____	_____
HINES	<u>✓</u>	_____	_____	_____
JEHL	<u>✓</u>	_____	_____	_____
PADDOCK	<u>✓</u>	_____	_____	_____
SHOAFF	<u>✓</u>	_____	_____	_____
SMITH	<u>✓</u>	_____	_____	_____

DATED:

6-10-14

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as
(ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING) ORDINANCE
(RESOLUTION) NO. R-67-13 on the 10th day of
June, 2014

ATTEST:
Sandra E. Kennedy
SANDRA E. KENNEDY,
CITY CLERK

Robert A. Bender
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 11th day
of June, 2014, at the hour of 11:00 o'clock AM. E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 12th day of June

2014, at the hour of 10:30 o'clock AM. E.S.T.

Thomas C. Henry
THOMAS C. HENRY, MAYOR

* 6-10-14 To correct scrivener error.

BILL NO. R-13-07-07

THE COMMITTEE ON FINANCE

JUNE 10, 2014

RUSS JEHL – CHAIR
JOHN CRAWFORD – CO-CHAIR
ALL COUNCIL MEMBERS

A CONFIRMING RESOLUTION designating an “Economic Revitalization Area” under I.C. 6-1.1-12.1 for the property commonly known as 7614 AND 7720 Opportunity Drive, Fort Wayne, Indiana 46825 (Shambaugh & Son, LP/PNC Equipment Finance) (Omission of Company Name Scrivner’s Error. **COMMITTEE OF FINANCE** HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE

DO PASS

DO NOT PASS

ABSTAIN

NO REC

[Handwritten signatures in the 'DO PASS' column]

SANDRA E. KENNEDY
CITY CLERK

The Journal Gazette

Account # 1060008 - 1069789

Allen County, Indiana

FW Common Council

ATTACH COPY OF ADVERTISEMENT HERE

PUBLISHER'S CLAIM

LINE COUNT

Display Master (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) -- number of equivalent lines _____

Head -- number of lines _____

Body -- number of lines _____

Tail -- number of lines _____

Total number of lines in notice 58

COMPUTATION OF CHARGES

58 lines, 1 column(s) wide equals _____

58 equivalent lines at \$ 0.402 cents per line \$ 23.32

Additional charges for notices containing rule or tabular work (50 per cent of above amount) -

Charge for extra proofs of publication (\$1.00 for each proof in excess of two) -

TOTAL AMOUNT OF CLAIM \$ 23.32

DATA FOR COMPUTING COST

Width of single column in picas 9.8 Size of type 7point.

Number of Insertions 1

Pursuant to the provisions and penalties of IC 5-11-10-1, I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

I also certify that the printed matter attached hereto is a true copy, of the same column width and type size, which was duly published in said paper 1 times.

The dates of publication being as follows:

<u>7/12/2013</u>	-	-	-
-	-	-	-
-	-	-	-

Additionally, Newspaper has a Web site and this public notice was posted on the same day as it was published in The Journal Gazette.

T. Brown-Smith

T. Brown-Smith
Legal Clerk

Date: July 12, 2013

**NOTICE OF PUBLIC HEARINGS
FORT WAYNE COMMON COUNCIL**

R-13-07-02, R-13-07-07

NOTICE IS HEREBY GIVEN THAT THE FORT WAYNE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA, WILL CONDUCT A PUBLIC HEARING ON JULY 23, 2013 AT 5:30 P.M., IN ROOM 030 - COUNCIL DISCUSSION ROOM - GARDEN LEVEL, CITIZENS SQUARE, 200 E. BERRY, FORT WAYNE, INDIANA 46802; DESIGNATING AN ECONOMIC REVITALIZATION AREA UNDER SECTION I.C. 6-1.1-12.1 FOR PROPERTY:

R-13-07-02 Property commonly known as 6110 Maplecrest Road, Fort Wayne, Indiana 46835 (BDW, LLC)

R-13-07-07 Properties commonly known as 7614 and 7720 Opportunity Drive, Fort Wayne, Indiana 46825 (Shambaugh & Son, LP)

COMMON COUNCIL WILL CONDUCT A PUBLIC HEARING ON WHETHER THE ABOVE DESCRIBED RESOLUTIONS SHOULD BE CONFIRMED, MODIFIED AND CONFIRMED, OR RESCINDED ON TUESDAY, JULY 23, 2013.

IF CONFIRMED, SAID DESIGNATION SHALL EXPIRE DECEMBER 31, 2016.

ALL INTERESTED PERSONS ARE INVITED TO ATTEND AND BE HEARD AT THE PUBLIC HEARING.

"REASONABLE ACCOMMODATIONS" FOR PERSONS WITH A KNOWN DISABLING CONDITION WILL BE CONSIDERED IN ACCORDANCE WITH STATE AND FEDERAL LAW. ANY PERSON NEEDING A "REASONABLE ACCOMMODATION" SHOULD NOTIFY THE PUBLIC INFORMATION OFFICE (260) 427-1120, TTY (260) 1200, AT LEAST SEVENTY-TWO HOURS PRIOR TO THE MEETING.

SANDRA E. KENNEDY
CITY CLERK

7--12 1069789 hspaxlp

The News-Sentinel

Allen County, Indiana

Account # 1060008 - 1069789
FW Common Council

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T. Brown-Smith

T. Brown-Smith
Legal Clerk

Date: July 12, 2013

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SANDRA E. KENNEDY
CITY CLERK

7--12 1069789 hspaxlp