

1
2 BILL NO. R-18-02-12

3 RESOLUTION NO. R-_____

4
5 **A DECLARATORY RESOLUTION designating an**
6 **“Economic Revitalization Area” under I.C. 6-1.1-**
7 **12.1 for property commonly known as 2677**
8 **Persistence Drive, Fort Wayne, Indiana 46808**
9 **(ElringKlinger)**

10 **WHEREAS**, Petitioner has duly filed its petition dated February 2, 2018 to have the
11 following described property designated and declared an “Economic Revitalization Area”
12 under Sections 153.13-153.24 of the Municipal Code of the City of Fort Wayne, Indiana, and
13 I.C. 6-1.1-12.1, to wit:

14 Attached hereto as “Exhibit A” as if a part herein;

15 and

16 **WHEREAS**, said project will create 120 full-time, permanent jobs for a total new,
17 annual payroll of \$5,179,697, with the average new annual job salary being \$43,164; and

18 **WHEREAS**, the total estimated project cost is \$20,600,000; and

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

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

23 **SECTION 1.** That, subject to the requirements of Section 6, below, the property
24 hereinabove described is hereby designated and declared an “Economic Revitalization Area”
25 under I.C. 6-1.1-12.1. Said designation shall begin upon the effective date of the Confirming
26 Resolution referred to in Section 6 of this Resolution and shall terminate on December 31,
27 2021, unless otherwise automatically extended in five year increments per I.C. 6-1.1-12.1-9.

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

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

1
2 BILL NO. R-18-02-12

3
4 RESOLUTION NO. R-7-18

5 **A DECLARATORY RESOLUTION designating an**
6 **“Economic Revitalization Area” under I.C. 6-1.1-**
7 **12.1 for property commonly known as 2677**
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9 **(ElringKlinger)**

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14 Attached hereto as “Exhibit A” as if a part herein;

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17 annual payroll of \$5,179,697, with the average new annual job salary being \$43,164; and

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20 accordance with the provisions of said Division 6.

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22 **CITY OF FORT WAYNE, INDIANA:**

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24 hereinabove described is hereby designated and declared an “Economic Revitalization Area”
25 under I.C. 6-1.1-12.1. Said designation shall begin upon the effective date of the Confirming
26 Resolution referred to in Section 6 of this Resolution and shall terminate on December 31,
27 2021, unless otherwise automatically extended in five year increments per I.C. 6-1.1-12.1-9.

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

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

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

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

7 **SECTION 3.** That, said designation of the hereinabove described property as an
8 "Economic Revitalization Area" shall apply to a deduction of the assessed value of personal
9 property for new manufacturing, logistical distribution, and information technology equipment
10 improvements to be made between April 1, 2018 and April 30, 2022.

11 **SECTION 4.** That, the estimate of the number of individuals that will be employed
12 or whose employment will be retained and the estimate of the annual salaries of those
13 individuals and the estimate of the value of new manufacturing, logistical distribution, and
14 information technology equipment, all contained in Petitioner's Statement of Benefits, are
15 reasonable and are benefits that can be reasonably expected to result from the proposed
16 described installation of new manufacturing equipment.

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

19 (a) If the proposed new manufacturing, logistical distribution, and information
20 technology equipment is not installed, the approximate current year tax rates for
21 this site would be \$3.4347/\$100.

22 (b) If the proposed new manufacturing, logistical distribution, and information
23 technology equipment is installed and no deduction is granted, the approximate
24 current year tax rate for the site would be \$3.4347/\$100 (the change would be
25 negligible).

26 (c) If the proposed new manufacturing, logistical distribution, and information
27 technology equipment is installed and a deduction percentage of eighty percent
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(80%) 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 new manufacturing, logistical distribution, and information technology equipment shall be for a period of ten years.

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	95%
3	80%
4	65%
5	50%
6	40%
7	30%
8	20%
9	10%
10	5%
11	0%

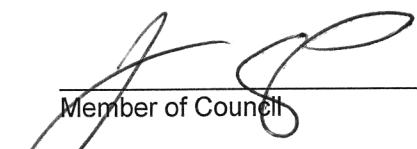
SECTION 9. That, the benefits described in the Petitioner's Statement of Benefits can be reasonably expected to result from the project and are sufficient to justify the applicable deductions.

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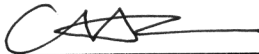
SECTION 10. That, the taxpayer is non-delinquent on any and all property tax due to jurisdictions within Allen County, Indiana.

SECTION 11. That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that has received a deduction under section 3 or 4.5 of said chapter may be required to repay the deduction amount as determined by the county auditor in accordance with section 12 of said chapter if the property owner ceases operations at the facility for which the deduction was granted and if the Common Council finds that the property owner obtained the deduction by intentionally providing false information concerning the property owner's plans to continue operation at the facility.

SECTION 12. That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.



Member of Council

APPROVED AS TO FORM AND LEGALITY


Carol Helton, City Attorney

MEMORANDUM



To: City Council
FROM: Carman Young, Economic Development Specialist
DATE: February 6, 2018
RE: Request for designation by ElringKlinger as an ERA for personal property improvements.

BACKGROUND

PROJECT ADDRESS: 2677 Persistence Drive	PROJECT LOCATED WITHIN:	N/A
PROJECT COST: \$20,600,000	COUNCILMANIC DISTRICT:	3

COMPANY PRODUCT OR SERVICE:	ElringKlinger designs, manufactures, and distributes innovative aluminum and plastic automotive parts.
PROJECT DESCRIPTION:	ElringKlinger will make \$20,600,00 in new personal property improvements.

	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:

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: ElringKlinger will invest in manufacturing, logistical distribution, and information technology equipment improvements.

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 personal proerty is ten years.

Under Fort Wayne Common Council’s tax abatement policies and procedures, ElringKlinger is eligible for a ten year deduction on personal property improvements. Attached is a spreadsheet that shows how the application scored under the review system. Also attached is a calculation of property taxes saved/paid with the deduction.

COMMENTS

Signed and Reviewed:



Economic Development Specialist

POOL #2

FORT WAYNE COMMUNITY DEVELOPMENT DIVISION

TAX ABATEMENT - ESTIMATE OF SAVINGS

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

ElringKlinger

PERSONAL PROPERTY TAX ABATEMENT - 10 yr Schedule

Year	True Cash Value	"Pool 2"	True Tax Value	Assessed Value	Tax Abatement %	Tax Paid %	Deduction	Taxable A V	Tax Rate	Tax Paid	Tax Saved
1	\$20,600,000	40%	\$8,240,000	\$8,240,000	100%	0%	\$8,240,000	\$0	0.034347	\$0	\$283,019
2	\$20,600,000	56%	\$11,536,000	\$11,536,000	90%	10%	\$10,382,400	\$1,153,600	0.034347	\$39,623	\$356,604
3	\$20,600,000	42%	\$8,652,000	\$8,652,000	80%	20%	\$6,921,600	\$1,730,400	0.034347	\$59,434	\$237,736
4	\$20,600,000	32%	\$6,592,000	\$6,592,000	70%	30%	\$4,614,400	\$1,977,600	0.034347	\$67,925	\$158,491
5	\$20,600,000	30%	\$6,180,000	\$6,180,000	60%	40%	\$3,708,000	\$2,472,000	0.034347	\$84,906	\$127,359
6	\$20,600,000	30%	\$6,180,000	\$6,180,000	50%	50%	\$3,090,000	\$3,090,000	0.034347	\$106,132	\$106,132
7	\$20,600,000	30%	\$6,180,000	\$6,180,000	40%	60%	\$2,472,000	\$3,708,000	0.034347	\$127,359	\$84,906
8	\$20,600,000	30%	\$6,180,000	\$6,180,000	30%	70%	\$1,854,000	\$4,326,000	0.034347	\$148,585	\$63,679
9	\$20,600,000	30%	\$6,180,000	\$6,180,000	20%	80%	\$1,236,000	\$4,944,000	0.034347	\$169,812	\$42,453
10	\$20,600,000	30%	\$6,180,000	\$6,180,000	10%	90%	\$618,000	\$5,562,000	0.034347	\$191,038	\$21,226
11	\$20,600,000	30%	\$6,180,000	\$6,180,000	0%	100%	\$0	\$6,180,000	0.034347	\$212,264	\$0
									TOTAL TAX SAVED	(10 yr deduction)	\$1,481,606
									TOTAL TAX PAID	(10 yr deduction)	\$1,207,077

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

Personal Property Abatements

Tax Abatement Review System

ElringKlinger

	Points Possible	Points Awarded
INVESTMENT (30 points possible)		
Total new investment in equipment		
Over \$5,000,000	10	10
\$1,000,000 to \$4,999,999	8	
\$500,000 to \$999,999	6	
\$0 to \$499,999	4	
<hr/>		
Investment per employee (both jobs created and retained)		
\$35,000 or more	10	10
\$18,500 to \$34,999	8	
\$6,250 to \$18,499	6	
\$1,250 to \$6,249	4	
less than \$1,249	2	
<hr/>		
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	
<hr/>		
Estimated local income taxes generated from jobs created (Double points for start-up)		
\$30,000 or more	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	
<hr/>		
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
<hr/>		
Estimated Percent of Business done outside Allen County		
Greater than 75%	15	15
50% to 74%	10	
25% to 49%	5	
<hr/>		
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	
<hr/>		
Total number of permanent jobs created (Double for start-up)		
Over 100	10	20
50-99	8	
25-49	6	
10-24	4	
1 to 9	2	
<hr/>		
WAGES (20 points possible)		
Median salary of the jobs created and/or retained		
Over \$47,999	20	
\$43,000 to \$47,999	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 101

Length of Abatement
20 to 39 points - 3 year abatement
40 to 59 points - 5 year abatement
60 to 69 points - 7 year abatement
70 to 100 points - 10 year abatement

* If Average annual salary of the full-time jobs created by listed occupation is 10% or greater than the average salary for Allen County using current occupational employment statistics, then the applicant is eligible for an alternate deduction schedule.

Personal Property Deduction Schedules	Alternative Deduction Personal Property Schedules
10 year	10 Year
Year 1: 100%	Year 1: 100%
Year 2: 90%	Year 2: 100%
Year 3: 80%	Year 3: 100%
Year 4: 70%	Year 4: 100%
Year 5: 60%	Year 5: 100%
Year 6: 50%	Year 6: 90%
Year 7: 40%	Year 7: 80%
Year 8: 30%	Year 8: 65%
Year 9: 20%	Year 9: 50%
Year 10: 10%	Year 10: 40%
Year 11: 0%	
7 year	7 Year
Year 1: 100%	Year 1: 100%
Year 2: 85%	Year 2: 100%
Year 3: 71%	Year 3: 100%
Year 4: 57%	Year 4: 100%
Year 5: 43%	Year 5: 100%
Year 6: 29%	Year 6: 71%
Year 7: 14%	Year 7: 43%
Year 8: 0%	
5 year	
Year 1: 100%	
Year 2: 80%	
Year 3: 60%	
Year 4: 40%	
Year 5: 20%	
Year 6: 0%	
3 year	
Year 1: 100%	
Year 2: 66%	
Year 3: 33%	
Year 4: 0%	

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **ElringKlinger is requesting the designation of an Economic Revitalization Area for eligible personal property improvements in the amount of \$20,600,000. 120 new full-time jobs with an annual payroll of \$5,179,697 will be created.**

EFFECT OF PASSAGE: **Investment of \$20,600,000 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**

Feb 2, 2018

FEB 2 2018

03/2013

CEY

COMMUNITY DEVL.



**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: \$ 0
 Total cost of manufacturing equipment improvements: \$ 20,000,000
 Total cost of research and development equipment improvements: \$ 0
 Total cost of logistical distribution equipment improvements: \$ 500,000
 Total cost of information technology equipment improvements: \$ 100,000
TOTAL OF ABOVE IMPROVEMENTS: \$ 20,600,000

GENERAL INFORMATION

Real property taxpayer's name: ElringKlinger
 Personal property taxpayer's name: ElringKlinger
 Telephone number: 01149-7123-724-9970
 Address listed on tax bill: 2677 Persistence Dr / Fort Wayne IN 46808
 Name of company to be designated, if applicable: ElringKlinger
 Year company was established: 2018
 Address of property to be designated: 2677 Persistence Dr / Fort Wayne IN 46808
 Real estate property identification number: Parcel # 2015062088
 Contact person name: Mr. Markus Boeni (Chief Financial Officer)
 Contact person telephone number: (678) 730-8116 Contact person Email: markus.boeni@elringklinger.cc
 Contact person address: 4961 Golden Parkway / Buford GA 30518

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Juergen Weingaertner	General Manager	4961 Golden Parkway, Buford GA 30518	(770) 840-8340
Markus Boeni	Finance Manager	4961 Golden Parkway, Buford GA 30518	(678) 730-8116

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

NAME	PERCENTAGE
ElringKlinger AG (Germany)	100%

- Yes No Are any elected officials shareholders or holders of any debt obligation of the applicant or operating business? If yes, who? (name/title) _____
- Yes No Is the property for which you are requesting ERA designation totally within the corporate limits of the City of Fort Wayne?
- Yes No Do you plan to request state or local assistance to finance public improvements?
- Yes No Is the property for which you are requesting ERA designation located in an Economic Development Target Area (EDTA)? (see attached map for current areas)
- Yes No Does the company's business include a retail component? If yes, answer the following questions:
 What percentage of floor space will be utilized for retail activities? _____
 What percentage of sales is made to the ultimate customer? _____
 What percentage of sales will be from service calls? _____

What is the percentage of clients/customers served that are located outside of Allen County? _____

What is the company's primary North American Industrial Classification Code (NAICs)? 336370

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

Design, manufacture and distribution of innovative lightweight aluminum & plastic parts to the automotive industry. Products include specialty gaskets, housings, sealing systems; fuel cells & heat shielding systems.

Dollar amount of annual sales for the last three years:

Year	Annual Sales
2017	\$ 1,750,000,000.00
2016	\$ 1,560,000,000
2015	\$ 1,500,000,000

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

Customer Name	City/State	Annual Gross Sales
GM	various (sales data confidential--->)	
Ford	various (sales data confidential--->)	
Tenneco	various (sales data confidential--->)	

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

Supplier Name	City/State	Annual Gross Purchases
Albert GmbH	Bremen, Germany (data confidential--->)	
Assan	Istanbul, Turkey (data confidential--->)	
Graenges	TN Huntingdon (data confidential --->)	

List the company's top three competitors:

Competitor Name	City/State
Carcoustics	Michigan; Georgia
Dana Corp.	Michigan; Ohio; Kentucky
Lydall Automotive	Michigan, North Carolina

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

aluminum heat shielding systems; composite & glass shielding systems

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?

This area of the city has an under-served population with above-average unemployment. Housing and retail development in this area has not been sustainable, complicated by the fact that the neighborhoods are crisscrossed by rail lines, major highways and the interstate ring road circling Fort Wayne.

The area is better qualified for industrial development and has a number of warehouses and industrial buildings. This was perhaps the reason it was chosen for the construction and development of the spec building that ElringKlinger is considering, and which will serve as a possible source of attracting jobs and investment to the area.

The spec building will thus be completed and utilized, successfully bringing economic value to the area.

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:

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

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

Projected construction start (month/year): _____

Projected construction completion (month/year): _____

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)

CNC machinery; lathes; milling machines; riveting machines, press machines; extruding machines; air compressors; chillers; automation equipment; coil winding equipment

conveyors; cranes; forklifts; packing equipment

logistics and manufacturing software to control processes; network administration systems; IT servers; telecom and internet facilities

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): 04/2018

Date last piece of equipment will be installed (month/year): 04/2022

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

Manufacturing machinery & equipment: 7 years

Logistics machinery & equipment: 5 years

Information technology hardware: 3 years

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
N.A.			

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
N.A.			

Additional Full-Time Employment

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

eIringKlinger: PUBLIC BENEFIT INFORMATION

EMPLOYMENT INFORMATION FOR ADDITIONAL FULL-TIME EMPLOYMENT

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

EIrngKlinger Job Titles	SOC Code	Total Employees in Fort		Total Payroll per SOC Position	Average Annual Wages 2020
		Wayne in 2020	SOC Position		
General Manager	11-1011	1			\$130,726
HR Manager	11-3121	1			\$92,777
Logistics Manager	11-3071	1			
Production Manager	11-3051	1			\$92,469
Program Manager Plant	11-3061	1			
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			
Production Control	17-3029	1			
Production Engineer	17-2112	1			
Warehouse Logistics	43-5081	5		\$117,940	\$23,588
Dispatch Logistics	43-5071	1			
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
N.A.			

Retained Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
N.A.			

Additional Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
N.A.			

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

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

List any benefits not mentioned above:

401 (k)

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. (Property tax bill legal descriptions are not sufficient.) Should be marked as Exhibit A.**
3. **Check for non-refundable application fee made payable to the City of Fort Wayne.**

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

CERTIFICATION

I, as the legal taxpayer and/or owner, hereby certify that all information and representations made on this application and its attached exhibits are true and complete and that no Improvement Location Permit or Structural Permit has been filed for construction of improvements, the occupation of the vacant building has not taken place and no manufacturing, research and development, logistical distribution or information technology equipment which is a part of this application been purchased and installed as of the date of filing of this application. I also certify that the taxpayer is not delinquent on any and all property tax due to taxing jurisdictions within Allen County, Indiana. I understand that any incorrect information on this application may result in a rescission of any tax phase-ins which I may receive.

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

M. Boeni
Signature of Taxpayer/Owner

Markus Boeni, Head of Finance, CFO
Printed Name and Title of Applicant

1/25/2018
Date



STATEMENT OF BENEFITS
PERSONAL PROPERTY

State Form 51764 (R4 / 11-15)
Prescribed by the Department of Local Government Finance

CITY OF FT WAYNE

Feb 2, 2018
FEB 20 2018
Cly

COMMUNITY DEVL.

FORM SB-1 / PP

PRIVACY NOTICE

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

INSTRUCTIONS

- 1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body BEFORE a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction.
2. The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the installation of qualifying abatable equipment for which the person desires to claim a deduction.
3. To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated or with the county assessor if there is no township assessor for the township. The 103-ERA must be filed between January 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between January 1 and the extended due date of that year.
4. Property owners whose Statement of Benefits was approved, must submit Form CF-1/PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
5. For a Form SB-1/PP that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/PP that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. (IC 6-1.1-12.1-17)

SECTION 1 TAXPAYER INFORMATION
Name of taxpayer: ElringKlinger
Name of contact person: Markus Boeni
Address: 4961 Golden Parkway / Buford GA 30518
Telephone number: (678) 730 8116

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT
Name of designating body: Fort Wayne City Council
Resolution number (s): TBD
Location of property: 2677 Persistence Dr / Fort Wayne IN 46808
County: Allen
DLGF taxing district number: 073
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.)
CNC machinery; lathes; milling machines; riveting machines, press machines; extruding machines; air compressors; chillers; automation equipment; coil winding equipment; conveyors; cranes; forklifts; packing equipment logistics and manufacturing software to control processes; network administration systems; IT servers; telecom and internet facilities
ESTIMATED
START DATE COMPLETION DATE
Manufacturing Equipment 04/01/2018 04/01/2022
R & D Equipment
Logist Dist Equipment 04/01/2018 04/01/2022
IT Equipment 04/01/2018 04/01/2022

SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT
Current number: 0
Salaries: \$0
Number retained: \$0
Salaries: \$0
Number additional: 120
Salaries: \$5179697

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 0 0 0 0 0 0 0 0
Plus estimated values of proposed project 20,000,000 20,000,000 0 0 500,000 500,000 100,000 100,000
Less values of any property being replaced 0 0 0 0 0 0 0 0
Net estimated values upon completion of project 20,000,000 20,000,000 0 0 500,000 500,000 100,000 100,000

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER
Estimated solid waste converted (pounds): 0
Estimated hazardous waste converted (pounds): 0
Other benefits:

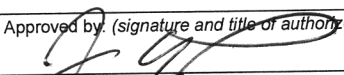
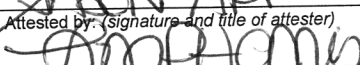
SECTION 6 TAXPAYER CERTIFICATION
I hereby certify that the representations in this statement are true.
Signature of authorized representative: [Signature]
Date signed (month, day, year): 24 January 2018
Printed name of authorized representative: Markus Boeni
Title: Chief Financial Officer

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, 2021. NOTE: This question addresses whether the resolution contains an expiration date for the designated area.
- B. The type of deduction that is allowed in the designated area is limited to:
- 1. Installation of new manufacturing equipment; Yes No Enhanced Abatement per IC 6-1.1-12.1-18
 - 2. Installation of new research and development equipment; Yes No Check box if an enhanced abatement was approved for one or more of these types.
 - 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. (One or both lines may be filled out to establish a limit, if desired.)
- 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. (One or both lines may be filled out to establish a limit, if desired.)
- E. The amount of deduction applicable to new logistical distribution equipment is limited to \$ Unlimited cost with an assessed value of \$ Unlimited. (One or both lines may be filled out to establish a limit, if desired.)
- F. The amount of deduction applicable to new information technology equipment is limited to \$ Unlimited cost with an assessed value of \$ Unlimited. (One or both lines may be filled out to establish a limit, if desired.)
- G. Other limitations or conditions (specify) _____
- 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 is allowed for:
- Year 1 Year 2 Year 3 Year 4 Year 5 Enhanced Abatement per IC 6-1.1-12.1-18
 - Year 6 Year 7 Year 8 Year 9 Year 10 Number of years approved: _____
- (Enter one to twenty (1-20) years; may not exceed twenty (20) years.)
- I. For a Statement of Benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17? Yes No
If yes, attach a copy of the abatement schedule to this form.
If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

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 by: (signature and title of authorized member of designating body) 	Telephone number <u>(260) 427-1221</u>	Date signed (month, day, year) <u>02/13/18</u>
Printed name of authorized member of designating body <u>JASON APP</u>	Name of designating body <u>CITY COUNCIL</u>	
Attested by: (signature and title of attester) 	Printed name of attester <u>LISA PETRETTA-HARRIS</u>	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

IC 6-1.1-12.1-17

Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
 - (2) The number of new full-time equivalent jobs created.
 - (3) The average wage of the new employees compared to the state minimum wage.
 - (4) The infrastructure requirements for the taxpayer's investment.
- (b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.
- (c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

W.C. HOLDINGS II, LLC

Carman Young
City of Fort Wayne
Division of Community Development
200 East Berry Street, Suite 320
Fort Wayne, IN 46802

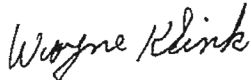
January 25, 2018

Dear Ms. Young,

We are writing this letter as owners of a spec building in Persistence Industrial Park, Fort Wayne. The building's address is 2677 Persistence Drive. W.C. Holdings II, LLC is a company owned by myself, Wayne Klink, and my wife, Carol.

We are in negotiations with ElringKlinger AG, who has expressed an interest in leasing this building. We understand that ElringKlinger has applied to The City of Fort Wayne for economic incentives, including a tax abatement on improvements they will want constructed at the site. We do not oppose this company's efforts to obtain such economic incentives, including tax abatement, and will do what we can to support their efforts.

Sincerely,



Wayne Klink, Managing Member
W.C. Holdings II, LLC

P.O. Box 428
3320 W. 800 S.
Ashley, IN
46705

PHONE 260.587.9113
FAX 260.587.3237
EMAIL klink@klinktrucking.com
WEBSITE www.klinkgroup.com

Public Hearing Date: N/A


Read the first time in full and on motion by Councilman Arp.

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

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

<u>TOTAL VOTES</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
ARP	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BARRANDA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRAWFORD	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DIDIER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENSLEY	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FREISTROFFER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HINES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JEHL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PADDOCK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DATED: February 13, 2018




 LANA R. KEESLING, CITY CLERK

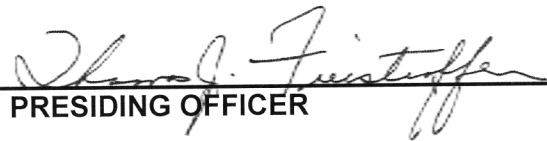
Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as

Resolution No. R-18-02-12 on the 13th day of February, 2018

ATTEST:



 LANA R. KEESLING
 CITY CLERK



 PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 14th of February 2018, at the hour of 9:25 o'clock A.M. E.S.T.



 LANA R. KEESLING, CITY CLERK

Approved and signed by me this 15TH day of FEBRUARY

2018, at the hour of 7:30 O'clock AM. E.S.T.



 THOMAS C. HENRY, MAYOR