

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

2
3 **RESOLUTION NO. R-9-18**

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

9 **WHEREAS**, Petitioner has duly filed its petition dated January 29, 2018 to have the
10 following described property designated and declared an “Economic Revitalization Area”
11 under Sections 153.13-153.24 of the Municipal Code of the City of Fort Wayne, Indiana, and
12 I.C. 6-1.1-12.1, to wit:

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

14 and

15 **WHEREAS**, said project will create 120 full-time, permanent jobs for a total new,
16 annual payroll of \$5,179,697; and

17 **WHEREAS**, the total estimated project cost is \$2,482,000; and

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

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

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

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

28 (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 real estate
9 improvements to be made between March 1, 2018 and July 31, 2018.

10 **SECTION 4.** That, the estimate of the number of individuals that will be employed
11 or whose employment will be retained and the estimate of the annual salaries of those
12 individuals and the estimate of the value of redevelopment or rehabilitation, all contained in
13 Petitioner's Statement of Benefits, are reasonable and are benefits that can be reasonably
14 expected to result from the proposed described redevelopment or rehabilitation.

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

17 (a) If the proposed development does not occur, the approximate current year tax
18 rates for this site would be \$3.4347/\$100.

19 (b) If the proposed development does occur and no deduction is granted, the
20 approximate current year tax rate for the site would be \$3.4347/\$100 (the
21 change would be negligible).

22 (c) If the proposed development occurs and a deduction percentage of fifty percent
23 (50%) is assumed, the approximate current year tax rate for the site would be
24 \$3.4347/\$100 (the change would be negligible).

25 **SECTION 6.** That, this Resolution shall be subject to being confirmed, modified
26 and confirmed, or rescinded after public hearing and receipt by Common Council of the
27 above described recommendations and resolution, if applicable.

1 **SECTION 7.** That, pursuant to I.C. 6-1.1-12.1, it is hereby determined that the
2 deduction from the assessed value of the real property shall be for a period of ten years.

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

Year of Deduction	Percentage
1	100%
2	95%
3	80%
4	65%
5	50%
6	40%
7	30%
8	20%
9	10%
10	5%
11	0%

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


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

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

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



Member of Council

APPROVED AS TO FORM AND LEGALITY



Carol Helton, City Attorney

MEMORANDUM



TO: City Council
FROM: Carman Young, Economic Development Specialist
DATE: February 6, 2018
RE: Request for designation by WC Holdings II, LLC as an ERA for real property improvements.

BACKGROUND

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

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

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

COMMUNITY BENEFIT REVIEW

Yes No N/A

Project will encourage vacant or under-utilized land appropriate for commercial or industrial use?

Explain: This project will build out and make ready for tenant occupation a 60,000 square foot spec building that was constructed in 2015-2016.

Yes No N/A

Real estate to be designated is consistent with land use policies of the City of Fort Wayne?

Explain: Property to be designated is zoned I-2, General Industrial. Use of property is consistent with the land use policies of the City of Fort Wayne.

Yes No N/A

Project encourages the improvement or replacement of a deteriorated or obsolete structure?

Yes No N/A

Project encourages the improvement or replacement of obsolete manufacturing and/or research and development and/or information technology and/or logistical distribution equipment?

Explain:

Yes No N/A

Project will result in significant conversion of solid waste or hazardous waste into energy or other useful products?

Yes No N/A

Project encourages preservation of a historically or architecturally significant structure?

Yes No N/A

Construction will result in Leadership in Energy and Environmental Design (LEED) certification by the U.S. Green Building Council?

Yes No N/A

Construction will use techniques to minimize impact on combined sewer overflows? (i.e. rain gardens, bio swales, etc.)

Yes No N/A

ERA designation induces employment opportunities for Fort Wayne area residents?
Explain: 120 full-time jobs will be created as a result of the project.

Yes No N/A

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

POLICY


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

1. The period of deduction for real property is ten years.

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

COMMENTS

Signed and Reviewed:



Economic Development Specialist

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

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

WC Holdings II, LLC

REAL PROPERTY TAX ABATEMENT - 10 yr Schedule

Year	Cash Value	True Tax Value	Assessed Value	Abatement %	Tax		Deduction	Taxable AV	Tax Rate	Tax Paid	Tax Saved
					%	Tax Paid %					
1	\$2,482,000	\$2,482,000	\$2,482,000	100%	0%	\$0	\$0	0.034347	\$0	\$85,249	
2	\$2,482,000	\$2,482,000	\$2,482,000	95%	5%	\$2,357,900	\$124,100	0.034347	\$4,262	\$80,987	
3	\$2,482,000	\$2,482,000	\$2,482,000	80%	20%	\$1,985,600	\$496,400	0.034347	\$17,050	\$68,199	
4	\$2,482,000	\$2,482,000	\$2,482,000	65%	35%	\$1,613,300	\$868,700	0.034347	\$29,837	\$55,412	
5	\$2,482,000	\$2,482,000	\$2,482,000	50%	50%	\$1,241,000	\$1,241,000	0.034347	\$42,625	\$42,625	
6	\$2,482,000	\$2,482,000	\$2,482,000	40%	60%	\$992,800	\$1,489,200	0.034347	\$51,150	\$34,100	
7	\$2,482,000	\$2,482,000	\$2,482,000	30%	70%	\$744,600	\$1,737,400	0.034347	\$59,674	\$25,575	
8	\$2,482,000	\$2,482,000	\$2,482,000	20%	80%	\$496,400	\$1,985,600	0.034347	\$68,199	\$17,050	
9	\$2,482,000	\$2,482,000	\$2,482,000	10%	90%	\$248,200	\$2,233,800	0.034347	\$76,724	\$8,525	
10	\$2,482,000	\$2,482,000	\$2,482,000	5%	95%	\$124,100	\$2,357,900	0.034347	\$80,987	\$4,262	
11	\$2,482,000	\$2,482,000	\$2,482,000	0%	100%	\$0	\$2,482,000	0.034347	\$85,249	\$0	
										TOTAL TAX SAVED REAL PROPERTY (10 yrs on 10 yr deduction	<u>\$421,984</u>
										TOTAL TAX PAID REAL PROPERTY (10 yrs on 10 yr deduction	<u>\$515,758</u>

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

Real Property Abatements

Tax Abatement Review System

WC Holdings II, LLC

Points Possible	Points Awarded
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INVESTMENT (30 points possible)

Total new investment in real property (new structures and/or rehabilitation)

Over \$1,000,000	\$2,482,000	10		10
\$500,000 to \$999,999		8		
\$100,000 to \$499,999		6		
Under \$100,000		4		

Investment per employee (both jobs created and retained)

\$35,000 or more		10		
\$18,500 to \$34,999	\$20,683	8		8
\$6,250 to \$18,499		6		
\$1,250 to \$6,249		4		
less than \$1,249		2		

Estimated local income taxes generated from jobs retained

\$80,000 or more		5		
\$30,000 to \$79,999		4		
\$10,000 to \$29,999		3		
\$5,000 to \$9,999		2		
less than \$5,000		1		

**Estimated local income taxes generated from jobs created
(Double points for start-up)**

\$30,000 or more	\$69,925	5		10
\$10,000 to \$29,999		4		
\$5,000 to \$9,999		3		
\$3,000 to \$4,999		2		
less than \$3,000		1		

ECONOMIC BASE (20 points possible)

**Location Quotient in designated Occupation Code
(use majority Occupation Code of all created and retained jobs)**

Greater than 1.0		5		5
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Estimated Percent of Business done outside

Allen County

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

JOBS (20 points possible)

Total number of permanent jobs retained

Over 250		10		
100 to 249		8		
50 to 99		6		
25 to 49		4		
10 to 24		2		
1 to 9		1		

Total number of permanent jobs created (Double for start-up)

Over 100	120	10		20
50-99		8		
25-49		6		
10-24		4		
1 to 9		2		

WAGES (20 points possible)

Median salary of the jobs created and/or retained

Over \$47,999		20		
\$43,000 to \$47,999	\$45,228	16		16
\$38,000 to \$42,999		12		
\$33,000 to \$37,999		8		
\$28,000 to \$32,999		4		
under \$28,000		0		

BENEFITS (10 points possible)

Major Medical Plan	7	7
Pension, Tuition Reimbursement, Life Insurance, Dental Insurance,		
Disability Insurance,	3	3

SUSTAINABILITY

Construction uses green building techniques (ie LEED Certification)	5	
Construction uses techniques to minimize impact on Combined Sewer Overflows (CSOs)	5	5

Total 99

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

10 year phase-in

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

Real Property Deduction Schedules	Alternative Deduction Real Property Schedules
10 year	10 Year
Year 1: 100%	Year 1: 100%
Year 2: 95%	Year 2: 100%
Year 3: 80%	Year 3: 100%
Year 4: 65%	Year 4: 100%
Year 5: 50%	Year 5: 100%
Year 6: 40%	Year 6: 90%
Year 7: 30%	Year 7: 80%
Year 8: 20%	Year 8: 65%
Year 9: 10%	Year 9: 50%
Year 10: 5%	Year 10: 40%
Year 11: 0%	
7 year	7 Year
Year 1: 100%	Year 1: 100%
Year 2: 85%	Year 2: 100%
Year 3: 71%	Year 3: 100%
Year 4: 57%	Year 4: 100%
Year 5: 43%	Year 5: 100%
Year 6: 29%	Year 6: 71%
Year 7: 14%	Year 7: 43%
Year 8: 0%	
5 year	
Year 1: 100%	
Year 2: 80%	
Year 3: 60%	
Year 4: 40%	
Year 5: 20%	
Year 6: 0%	
3 year	
Year 1: 100%	
Year 2: 66%	
Year 3: 33%	
Year 4: 0%	

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

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

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

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

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

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

JAN 29 2018
CRV



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

GENERAL INFORMATION

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

Personal property taxpayer's name: ElringKlinger

Telephone number: 260-587-9113

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

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

Year company was established: 2008

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

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

Contact person name: Vince Hansen

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

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

List company officer and/or principal operating personnel

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

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

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

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

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

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

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

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

Dollar amount of annual sales for the last three years:

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

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

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

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

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

List the company's top three competitors:

Competitor Name	City/State

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

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

In order to be considered an Economic Revitalization Area (ERA), the area must be within the corporate limits of the City of Fort Wayne and must have become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors which have impaired values or prevent a normal development of property or use of property. It also includes any area where a facility or group of facilities that are technologically, economically, or energy obsolete is located and where the obsolescence may lead to a decline in employment and tax revenues.

How does the property for which you are requesting designation meet the above definition of an ERA?

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

REAL PROPERTY INFORMATION

Complete this section of the application if you are requesting a deduction from assessed value for real property improvements.

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

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

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

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

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

Finish out shell spec building with:

OFFICE AREA: 1st floor - 5,450 SF, 2nd floor - 4,260, Total office area - 9,710 SF

PRODUCTION AREA; 53,635 SF

EGRESS STAIR AREA; 225 SF

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

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

Yes No Will construction result in Leadership in Energy and Environmental Design (LEED) certification by the U.S. Green Building Council?

Yes No Will construction use techniques to minimize impact on combined sewer overflows? (i.e. rain gardens, bio swales, etc.)

PERSONAL PROPERTY INFORMATION

Complete this section of the application if you are requesting a deduction from assessed value of new manufacturing, research and development, logistical distribution or information technology equipment.

List below the equipment for which you are seeking an economic revitalization area designation.

Manufacturing equipment must be used in the direct production, manufacture, fabrication, assembly, extraction, mining, processing, refining, or finishing of other tangible personal property at the site to be designated. Research and development equipment consists of laboratory equipment, research and development equipment, computers and computer software, telecommunications equipment or testing equipment used in research and development activities devoted directly and exclusively to experimental or laboratory research and development for new products, new uses of existing products, or improving or testing existing products at the site to be designated. Logistical distribution equipment consists of racking equipment, scanning or coding equipment, separators, conveyors, fork lifts or lifting equipment, transitional moving equipment, packaging equipment, sorting and picking equipment, software for technology used in logistical distribution, is used for the storage or distribution of goods, services, or information. Information technology equipment consists of equipment, including software used in the fields of information processing, office automation, telecommunication facilities and networks, informatics, network administration, software development and fiber optics: (use additional sheets, if necessary)

none

Yes No Has the above equipment for which you are seeking a designation, ever before been used for any purpose in Indiana? If yes, was the equipment acquired at an arms length transaction from an entity not affiliated with the applicant? Yes No

Yes No Will the equipment be leased?

Date first piece of equipment will be purchased (month/year): _____

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

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

N/A

ELIGIBLE VACANT BUILDING INFORMATION

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

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

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

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

Projected occupancy date (month/year): _____

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

PUBLIC BENEFIT INFORMATION

EMPLOYMENT INFORMATION FOR FACILITY TO BE DESIGNATED

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

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

http://www.bls.gov/oes/current/oes_23060.htm

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

Current Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
None			

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
None			

Additional Full-Time Employment

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

elringKlinger: PUBLIC BENEFIT INFORMATION
EMPLOYMENT INFORMATION FOR ADDITIONAL FULL-TIME EMPLOYMENT

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

ElringKlinger Job Titles	SOC Code	Total Employees in Fort Wayne in 2020	Total Payroll per SOC Position	Average Annual Wages 2020
General Manager	11-1011	1	\$184,938	\$184,938
HR Manager	11-3121	1	\$58,580	\$58,580
Logistics Manager	11-3071	1	\$45,228	\$45,228
Production Manager	11-3051	1	\$30,448	\$30,448
Program Manager Plant	11-3061	1	\$44,904	\$44,904
Quality & Environment Manager	11-3051	2	\$248,972	\$124,486
Production - Shift lead	51-1011	4	\$2,035,272	\$508,818
Production - Assembly operators	51-2092	45	\$1,096,125	\$24,358
Production - Press operators	51-4031	36	\$224,518	\$6,234
Maintenance	49-9041	5	\$248,972	\$49,794
Tool Shop	51-4111	5	\$248,972	\$49,794
Industrial Engineer	17-2112	1	\$23,588	\$23,588
Production Control	17-3029	1	\$23,588	\$23,588
Production Engineer	17-2112	1	\$23,588	\$23,588
Warehouse Logistics	43-5081	5	\$117,940	\$23,588
Dispatch Logistics	43-5071	1	\$25,817	\$25,817
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)				\$43,164
(annual payroll)				2020

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

PUBLIC BENEFIT INFORMATION

Current Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
None			

Retained Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
None			

Additional Part-Time or Temporary Jobs

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

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

- | | | |
|--|--|--|
| <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:

401K

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

REQUIRED ATTACHMENTS

The following must be attached to the application.

1. **Statement of Benefits Form(s) (first page/front side completed)**
2. **Full legal description of property and a plat map identifying the property boundaries. (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.

Wayne E. Klink
 Signature of Taxpayer/Owner
 Wayne E. Klink, Member Manager

 Printed Name and Title of Applicant
 01/26/2018

 Date



**STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51767 (R6 / 10-14)

Prescribed by the Department of Local Government Finance

CITY OF FT WAYNE

CPV
JAN 29 2018

20 18 PAY 20 19

FORM SB-1 / Real Property

PRIVACY NOTICE

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

COMMUNITY DEVL.

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

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

INSTRUCTIONS:

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

SECTION 1 TAXPAYER INFORMATION

Name of taxpayer
WC HOLDINGS II, LLC

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

Name of contact person VINCE HANSEN	Telephone number (260) 587-9113	E-mail address vhansen@klinktrucking.com
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SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body Fort Wayne City Council	Resolution number
Location of property 2677 Persistence Dr., Fort Wayne, IN 46808	County Allen
Description of real property improvements, redevelopment, or rehabilitation (<i>use additional sheets if necessary</i>) Finish out shell spec building with: OFFICE AREA: 1st floor: 5,450 SF, 2nd floor: 4,260 SF PRODUCTION AREA: 53,635 SF EGRESS STAIR: 225 SF	DLGF taxing district number 073
	Estimated start date (month, day, year) March 1, 2018
	Estimated completion date (month, day, year) July 1, 2018

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

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

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

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

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (pounds) 0.00	Estimated hazardous waste converted (pounds) 0.00
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Other benefits
N/A

SECTION 6 TAXPAYER CERTIFICATION

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

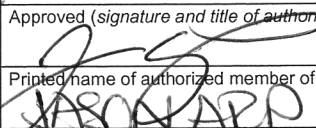

Signature of authorized representative <i>Wayne E Klink</i>	Date signed (month, day, year) January 26, 2018
Printed name of authorized representative Wayne E. Klink, for W.C. Holdings II, LLC	Title Managing Member

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, 2021.
- 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. Number of years allowed: Year 1 Year 2 Year 3 Year 4 Year 5 (* see below)
 Year 6 Year 7 Year 8 Year 9 Year 10
- F. 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.

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) 	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 ARR</u>	Name of designating body <u>CITY COUNCIL</u>	
Attested by (signature and title of attester) 	Printed name of attester <u>LISA M. DETRETTA-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.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

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.

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-18-02-14 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