

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 918 West Cook Road, Fort Wayne, Indiana 46825 (CWSW LLC dba Dirig Sheet Metal)

WHEREAS, Petitioner has duly filed its petition dated November 12, 2020 to have the following described property designated and declared an "Economic Revitalization Area" under Sections 153.13-153.24 of the Municipal Code of the City of Fort Wayne, Indiana, and I.C. 6-1.1-12.1, to wit:

Attached hereto as "Exhibit A" as if a part herein; and

WHEREAS, said project will create three full-time, permanent jobs for a total additional annual payroll of \$270,000, with the average additional, annual job salary being \$90,000 and retain 117 full-time and two part-time permanent jobs with a total current payroll of \$3,837,798, with the average current, annual salary of \$32,608; and

WHEREAS, the total estimated project cost is \$1,443,767; and

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

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

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

SECTION 2. That, upon adoption of the Resolution:

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

SECTION 3. That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall apply to both a deduction of the assessed value of real estate improvements made between August 1, 2017 and June 30, 2018 and personal property for new manufacturing equipment improvements to be made between April 1, 2018 and December 31, 2021.

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

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

- (a) If the proposed development does not occur, the approximate current year tax rates for this site would be \$3.2510/\$100.
- (b) If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be \$3.2510/\$100 (the change would be negligible).

- (c) If the proposed development occurs and a deduction percentage of fifty percent (50%) is assumed, the approximate current year tax rate for the site would be \$3.2510/\$100 (the change would be negligible).
- (d) If the proposed new manufacturing equipment is not installed, the approximate current year tax rates for this site would be \$3.2510/\$100.
- (e) If the proposed new manufacturing equipment is installed and no deduction is granted, the approximate current year tax rate for the site would be \$3.2510/\$100 (the change would be negligible).
- (f) If the proposed new manufacturing equipment is installed and a deduction percentage of eighty percent (80%) is assumed, the approximate current year tax rate for the site would be \$3.2510/\$100 (the change would be negligible).

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

SECTION 7. That, pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from the assessed value of the real property shall be for a period of five years, and the deduction from the assessed value of the new manufacturing equipment shall be for a period of five years.

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

| Year of Deduction | Percentage |
|-------------------|------------|
| 1 | 100% |
| 2 | 95% |
| 3 | 80% |
| 4 | 65% |
| 5 | 50% |
| 6 | 40% |

SECTION 9. The deduction schedule from the assessed value of new manufacturing equipment pursuant to I.C. 6-1.1-12.1-17 shall look like this:

| Year of Deduction | Percentage |
|-------------------|------------|
| 1 | 100% |
| 2 | 85% |
| 3 | 71% |
| 4 | 57% |
| 5 | 43% |
| 6 | 29% |

SECTION 11. That, the benefits described in the Petitioner's Statement of Benefits can be reasonably expected to result from the project and are sufficient to justify the applicable deductions.

SECTION 12. That, the taxpayer is non-delinquent on any and all property tax due to jurisdictions within Allen County, Indiana.


SECTION 13. That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that has received a deduction under section 3 or 4.5 of this chapter may be required to repay the deduction amount as determined by the county auditor in accordance with section 12 of said chapter if the property owner ceases operations at the facility for which the deduction was granted and if the Common Council finds that the property owner obtained the deduction by intentionally providing false information concerning the property owner's plans to continue operation at the facility.

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


Member of Council

APPROVED AS TO FORM AND LEGALITY


Carol Helton, City Attorney

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **CWSW LLC dba Dirig Sheet Metal is requesting the designation of an Economic Revitalization Area for eligible real and personal property improvements. CWSW LLC dba Dirig Sheet Metal will construct a 7,8000 square foot addition to the current facility and purchase and install new personal property manufacturing equipment.**

EFFECT OF PASSAGE: **Investment of \$1,443,767, the retention of 117 full-time permanent jobs and two part-time jobs with an annual payroll of \$3,837,789 and the creation of three new full-time permanent jobs with an annual payroll of \$270,000.**

EFFECT OF NON-PASSAGE: **Potential loss of investment, the retention of 117 full-time permanent jobs and two part-time jobs with an annual payroll of \$3,837,789 and the creation of three new full-time permanent jobs with an annual payroll of \$270,000.**

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

ASSIGNED TO COMMITTEE (CO-CHAIRS): **Jason Arp and Sharon Tucker**

MEMORANDUM



To: City Council
FROM: Carman Young, Economic Development Specialist
DATE: January 19, 2021
RE: Request for designation by CWSW LLC dba Dirig Sheet Metal as an ERA for real and personal property improvements.

BACKGROUND

| | | | |
|------------------|-------------------------|-------------------------|----------|
| PROJECT ADDRESS: | 918 W. Cook Road | PROJECT LOCATED WITHIN: | N/A |
| PROJECT COST: | \$1,443,767 | COUNCILMANIC DISTRICT: | 3 |

| | |
|-----------------------------|--|
| COMPANY PRODUCT OR SERVICE: | CWSW LLC dba Dirig Sheet Metal is a sheet metal fabricator. |
| PROJECT DESCRIPTION: | CWSW LLC dba Dirig Sheet Metal will build a 7,800 square foot addition to the existing facility and purchase and install new personal property. |

CREATED

RETAINED

| | | | |
|---------------------------------|------------------|--------------------------------------|--------------------|
| JOB'S CREATED (FULL-TIME): | 3 | JOB'S RETAINED (FULL-TIME): | 117 |
| JOB'S CREATED (PART-TIME): | 0 | JOB'S RETAINED (PART-TIME): | 2 |
| TOTAL NEW PAYROLL: | \$270,000 | TOTAL RETAINED PAYROLL: | \$3,837,798 |
| AVERAGE SALARY (FULL-TIME NEW): | \$90,000 | AVERAGE SALARY (FULL-TIME RETAINED): | \$32,608 |

COMMUNITY BENEFIT REVIEW

Yes No N/A

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

Yes No N/A

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

Explain: Property to be designated is zoned I2, General Industrial. Use of this property is consistent with the land use policies of the City of Fort Wayne.

Yes No N/A

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

Explain: A 7,800 square foot addition will be added to the facility.

Yes No N/A

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

Explain: New personal property manufacturing equipment will be purchased and installed.

- 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: Three additional full-time positions will be created with an annual payroll of \$270,000 and 117 full-time and two part-time positions will be retained with an annual payroll of \$3,837,798.
- 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 improvements is five years.
2. The period of deduction for personal property improvements is five years.

Under Fort Wayne Common Council's tax abatement policies and procedures, CWSW LLC dba Dirig Sheet Metal is eligible for a recommended five year deduction on both real and personal property improvements. Attached is a calculation of property taxes saved/paid with the deduction.

PREVIOUSLY APPROVED PHASE-INS

CWSW LLC dba Dirig Sheet Metal was previously approved for a tax phase-in under Resolution R-52-00 in 2000 for real and personal property. In 2014, CWSW LLC dba Dirig Sheet Metal was approved for a vacant building deduction and a tax phase-in for real and personal property under Resolution R-105-14. Currently CWSW LLC dba Dirig Sheet Metal has no active phase-in's.

Signed:



 Economic Development Specialist

Reviewed:



 Economic Development Administrator

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

Dirig Sheet Metal

| PERSONAL PROPERTY TAX ABATEMENT - 5 yr Schedule | | | | | | | | | | | | | |
|---|-----------|--|-----------|-----|-----------|-----------|----------|---------|-----------|------------|-----------------|---------|----------|
| Year | True Cash | | "Pool 2" | | True Tax | | Assessed | | Tax | | Tax Saved | | |
| | Value | | Value | | Value | Value | Value | Abate % | Abate % | Tax Paid % | | | |
| 1 | \$748,000 | | \$299,200 | 40% | \$299,200 | \$299,200 | 100% | 0% | \$299,200 | \$0 | 0.032510 | \$0 | \$9,727 |
| 2 | \$748,000 | | \$418,880 | 56% | \$418,880 | \$418,880 | 80% | 20% | \$335,104 | \$83,776 | 0.032510 | \$2,724 | \$10,894 |
| 3 | \$748,000 | | \$314,160 | 42% | \$314,160 | \$314,160 | 60% | 40% | \$188,496 | \$125,664 | 0.032510 | \$4,085 | \$6,128 |
| 4 | \$748,000 | | \$239,360 | 32% | \$239,360 | \$239,360 | 40% | 60% | \$95,744 | \$143,616 | 0.032510 | \$4,669 | \$3,113 |
| 5 | \$748,000 | | \$224,400 | 30% | \$224,400 | \$224,400 | 20% | 80% | \$44,880 | \$179,520 | 0.032510 | \$5,836 | \$1,459 |
| 6 | \$748,000 | | \$224,400 | 30% | \$224,400 | \$224,400 | 0% | 100% | \$0 | \$224,400 | 0.032510 | \$7,295 | \$0 |
| TOTAL TAX SAVED (5 yrs on 5 yr deduction) | | | | | | | | | | | \$31,321 | | |
| TOTAL TAX PAID (5 yrs on 5 yr deduction) | | | | | | | | | | | \$24,609 | | |

| REAL PROPERTY TAX ABATEMENT - 5 yr Schedule | | | | | | | | | | | | | | | |
|---|------------|--|-----------|------|-----------|-----------|-------------|---------|-----------|-----------|-----------------|------------|----------|----------|-----------|
| Year | Cash Value | | True Tax | | Assessed | | Tax Abate % | | Tax Paid | | Deduction | Taxable AV | Tax Rate | Tax Paid | Tax Saved |
| | Value | | Value | | Value | Value | Value | Abate % | Abate % | % | | | | | |
| 1 | \$695,767 | | \$695,767 | 100% | \$695,767 | \$695,767 | 100% | 0% | \$695,767 | \$0 | 0.032510 | \$0 | \$22,619 | | |
| 2 | \$695,767 | | \$695,767 | 80% | \$695,767 | \$695,767 | 80% | 20% | \$556,614 | \$139,153 | 0.032510 | \$4,524 | \$18,096 | | |
| 3 | \$695,767 | | \$695,767 | 60% | \$695,767 | \$695,767 | 60% | 40% | \$417,460 | \$278,307 | 0.032510 | \$9,048 | \$13,572 | | |
| 4 | \$695,767 | | \$695,767 | 40% | \$695,767 | \$695,767 | 40% | 60% | \$278,307 | \$417,460 | 0.032510 | \$13,572 | \$9,048 | | |
| 5 | \$695,767 | | \$695,767 | 20% | \$695,767 | \$695,767 | 20% | 80% | \$139,153 | \$556,614 | 0.032510 | \$18,096 | \$4,524 | | |
| 6 | \$695,767 | | \$695,767 | 0% | \$695,767 | \$695,767 | 0% | 100% | \$0 | \$695,767 | 0.032510 | \$22,619 | \$0 | | |
| TOTAL TAX SAVED REAL PROPERTY (5 yrs on 5 yr deduction) | | | | | | | | | | | \$67,858 | | | | |
| TOTAL TAX PAID REAL PROPERTY (5 yrs on 5 yr deduction) | | | | | | | | | | | \$67,858 | | | | |

TOTAL TAX SAVED PERSONAL & REAL **\$99,179**

TOTAL TAX PAID PERSONAL & REAL **\$92,467**

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

Dirig Sheet Metal

| | Points Possible | Points Awarded |
|--|--------------------|-------------------|
| INVESTMENT (30 points possible) | | |
| Total new investment in equipment | | |
| Over \$5,000,000 | 10 | |
| \$1,000,000 to \$4,999,999 | 8 | |
| \$500,000 to \$999,999 | 6 | |
| \$0 to \$499,999 | 4 | |
| Investment per employee (both jobs created and retained) | | |
| \$35,000 or more | 10 | |
| \$18,500 to \$34,999 | 8 | |
| \$6,250 to \$18,499 | 6 | |
| \$1,250 to \$6,249 | 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 | 5 | |
| \$10,000 to \$29,999 | 4 | |
| \$5,000 to \$9,999 | 3 | |
| \$3,000 to \$4,999 | 2 | |
| less than \$3,000 | 1 | |
| ECONOMIC BASE (20 points possible) | | |
| Location Quotient in designated Occupation Code (use majority Occupation Code of all created and retained jobs) | | |
| Greater than 1.0 | 5 | |
| Estimated Percent of Business done outside Allen County | | |
| Greater than 75% | 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 | 10 | |
| 50-99 | 8 | |
| 25-49 | 6 | |
| 10-24 | 4 | |
| 1 to 9 | 2 | |
| WAGES (20 points possible) | | |
| Median salary of the jobs created and/or retained | | |
| Over \$47,999 | 20 | |
| \$43,000 to \$47,999 | 16 | |
| \$38,000 to \$42,999 | 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 |
| Pension, Tuition Reimbursement, Life Insurance, Dental Insurance, Disability Insurance, | 3 |

SUSTAINABILITY

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

Total 0

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 current average salary for Allen County and is eligible for a 7 or 10 year abatement, then the applicant is eligible for an alternate deduction schedule.

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

Real Property Abatements

Tax Abatement Review System

| | Points Possible | Points Awarded |
|--|--------------------|-------------------|
| INVESTMENT (30 points possible) | | |
| Total new investment in real property (new structures and/or rehabilitation) | | |
| Over \$1,000,000 | 10 | |
| \$500,000 to \$999,999 | 8 | 8 |
| \$100,000 to \$499,999 | 6 | |
| Under \$100,000 | 4 | |
| <hr/> | | |
| Investment per employee (both jobs created and retained) | | |
| \$35,000 or more | 10 | |
| \$18,500 to \$34,999 | 8 | |
| \$6,250 to \$18,499 | 6 | |
| \$1,250 to \$6,249 | 4 | 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 | 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 | |
| \$10,000 to \$29,999 | 4 | |
| \$5,000 to \$9,999 | 3 | |
| \$3,000 to \$4,999 | 2 | 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 | |
| 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 | 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 | |
| 50-99 | 8 | |
| 25-49 | 6 | |
| 10-24 | 4 | |
| 1 to 9 | 2 | 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 | |
| \$38,000 to \$42,999 | 12 | |
| \$33,000 to 37,999 | 8 | |
| \$28,000 to \$32,999 | 4 | 4 |
| under \$28,000 | 0 | |

BENEFITS (10 points possible)

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

SUSTAINABILITY

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

Total 47

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

Five year phase-in

* If average annual salary of the full-time jobs created by listed occupation is 10% or greater than the current average salary for Allen County and is eligible for a 7 or 10 year abatement, 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% | |


 NOV 20 2020
 COMMUNITY DEVELOPMENT

**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: | 695,767.00 |
| Total cost of manufacturing equipment improvements: | 748,000.00 |
| Total cost of research and development equipment improvements: | _____ |
| Total cost of logistical distribution equipment improvements: | _____ |
| Total cost of information technology equipment improvements: | _____ |
| TOTAL OF ABOVE IMPROVEMENTS: | 1,443,767.00 |

GENERAL INFORMATION

Real property taxpayer's name: CWSW LLC d/b/a Dirig Sheet Metal

Personal property taxpayer's name: CWSW LLC d/b/a Dirig Sheet Metal

Telephone number: 260-484-4844

Address listed on tax bill: 1715 Autumn Run Fort Wayne IN 46845

Name of company to be designated, if applicable: CWSW LLC d/b/a Dirig Sheet Metal

Year company was established: 1993

Address of property to be designated: 918 W Cook Rd. Fort Wayne IN 46825

Real estate property identification number: 02-07-11-351-003.000-073

Contact person name: Catherine L. Watkins

Contact person telephone number: 260-484-4844 Contact email: cathy@dirigsheetmetal.com

Contact person address: 918 W Cook Rd. Fort Wayne IN 46825

List company officer and/or principal operating personnel

| NAME | TITLE | ADDRESS | PHONE NUMBER |
|----------------------|-------------------------------|----------------------------------|--------------|
| Stanley W. Watkins | Owner/President | 918 W Cook Rd. Ft Wayne IN 46825 | 260-484-4844 |
| Catherine L. Watkins | Owner/Vice Pres/CEO | 918 W Cook Rd. Ft Wayne IN 46825 | 260-484-4844 |
| Catherine M. Mueller | Owner/Secretary-Treasurer COO | 918 W Cook Rd. Ft Wayne IN 46825 | 260-484-4844 |
| Steven Mueller | Sr. VP Project Mngmt | 918 W Cook Rd. Ft Wayne IN 46825 | 260-484-4844 |
| Michael Starnes | Sr. VP Production | 918 W Cook Rd. Ft Wayne IN 46825 | 260-484-4844 |

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

| NAME | PERCENTAGE |
|----------------------|------------|
| Stanley W. Watkins | 40 |
| Catherine L. Watkins | 40 |
| Catherine M. Mueller | 20 |
| | |
| | |

- 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? 20%

What is the company's primary North American Industrial Classification Code (NAICs)? 332322

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

Dollar amount of annual sales for the last three years:

| Year | Annual Sales |
|------|--------------|
| 2017 | 12,002,533 |
| 2018 | 13,860,366 |
| 2019 | 20,398,904 |

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

| Customer Name | City/State | Annual Gross Sales |
|---------------------|---------------|--------------------|
| Shambaugh & Son | Fort Wayne IN | 7,057,515 |
| Current Mechanical | Fort Wayne IN | 1,316,628 |
| A. Hattersley & Son | Fort Wayne IN | 1,311,560 |

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

| Supplier Name | City/State | Annual Gross Purchases |
|-----------------|-----------------|------------------------|
| American Metals | Indianapolis IN | 1,243,356 |
| Alro Steel | Fort Wayne IN | 468,995 |
| Indiana Supply | Fort Wayne IN | 86,713 |

List the company's top three competitors:

| Competitor Name | City/State |
|----------------------|---------------|
| Morris Sheet Metal | Fort Wayne IN |
| Romine's Sheet Metal | New Haven IN |
| Grave's Sheet Metal | Kokomo IN |

Describe the product or service to be produced or offered at the project site: Production of spiral sheet metal.

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?

Redevelopment of the area by adding onto current facility which has reached production capacity.

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: Has an existing operating building located on the property.

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

Describe the improvements to be made to the property to be designated for tax phase-in purposes: Addition of 7800 sq. ft Building , the new addition will allow for increased production and storage space.

Projected construction start (month/year): December 2020

Projected construction completion (month/year): June 2021

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.)

This project will adhere to all applicable federal, state, and municipal statutes, regulations, ordinances and codes, including but not limited to all Indiana and Allen County Building Codes and the Allen County Zoning Ordinance. Adherence to all applicable federal, state, and municipal statutes, regulations, ordinances and codes will be maintained throughout all design, permitting, contractor licensure, and construction phases of the Property owner's project. Said adherence shall be attested to on the initial tax phase-in application and each annual Compliance with Statement of Benefits Form.

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)

Oversize machinery for production

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): 04/2021

Date last piece of equipment will be installed (month/year): 12/2021

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

What year was the structure built? _____

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.

This project will adhere to all applicable federal, state, and municipal statutes, regulations, ordinances and codes, including but not limited to all Indiana and Allen County Building Codes and the Allen County Zoning Ordinance. Adherence to all applicable federal, state, and municipal statutes, regulations, ordinances and codes will be maintained throughout all design, permitting, contractor licensure, and construction phases of the Property owner's project. Said adherence shall be attested to on the initial tax phase-in application and each annual Compliance with Statement of Benefits Form.

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 |
|---------------------|-----------------|----------------|---------------|
| Sheet Metal Workers | 47-2211 | 99 | 2,820,444 |
| General Oper Mgr | 11-1021 | 3 | 216,336 |
| Office/Admin Supp | 43-3011 | 6 | 206,810 |
| Supervisor/Const | 47-1011 | 4 | 247,956 |
| Delivery Driver | | 2 | 22,625 |
| Owners | | 3 | 301,002 |

Retained Full-Time Employment

| Occupation | Occupation Code | Number of Jobs | Total Payroll |
|---------------------|-----------------|----------------|---------------|
| Sheet Metal Workers | 47-2211 | 99 | 2,820,444 |
| General Oper Mgr | 11-1021 | 3 | 216,336 |
| Office/Admin Supp | 43-3011 | 6 | 206,810 |
| Supervisor/Const | 47-1011 | 4 | 247,956 |
| Delivery Drivers | | 2 | 22,625 |
| Owners | | 3 | 301,002 |

Additional Full-Time Employment

| Occupation | Occupation Code | Number of Jobs | Total Payroll |
|---------------------|-----------------|----------------|---------------|
| Sheet Metal Workers | 47-2211 | 3 | 270,000 |
| | | | |
| | | | |
| | | | |

PUBLIC BENEFIT INFORMATION

Current Part-Time or Temporary Jobs

| Occupation | Occupation Code | Number of Jobs | Total Payroll |
|------------|-----------------|----------------|---------------|
| Janitorial | 37-2011 | 2 | 22,625 |
| | | | |
| | | | |
| | | | |
| | | | |

Retained Part-Time or Temporary Jobs

| Occupation | Occupation Code | Number of Jobs | Total Payroll |
|------------|-----------------|----------------|-----------------------------|
| Janitorial | 37-2011 | 2 | 22,625 14,208 |
| | | | |
| | | | |
| | | | |
| | | | |

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

List any benefits not mentioned above: _____

When will you reach the levels of employment shown above? (month/year): 06/2021

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 \$1,000 |
| ERA filing fee (both real and personal property improvements) | .1% of total project cost not to exceed \$1,500 |
| ERA filing fee (vacant commercial or industrial building) | \$500 |
| ERA filing fee in an EDTA | \$200 |
| Amendment to extend designation period | \$300 |
| Waiver of non-compliance with ERA filing | \$1,000 + 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 have been filed for construction of improvements, the occupation of the vacant building has not taken place and no manufacturing, research and development, logistical distribution or information technology equipment which is a part of this application been purchased and installed as of the date of filing of this application. I also certify that the taxpayer is not delinquent on any and all property tax due to taxing jurisdictions within Allen County, Indiana. I understand that any incorrect information on this application may result in a rescission of any tax phase-ins which I may receive.

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


Signature of Taxpayer/Owner

CATHERINE L. WATKINS VICE PRESIDENT/CEO
Printed Name and Title of Applicant

11-12-2020
Date

Return completed application to Community Development staff at 200 E. Berry Street Suite 320 Fort Wayne, IN 46802

EXHIBIT A

DESCRIPTION OF REAL ESTATE:

Part of the West Half of the Southwest Quarter of Section 11, Township 31 North, Range 12 East, Allen County, Indiana, more particularly described as follows, to-wit:

Commencing on the East line of said West Half at a point situated 45.0 feet, North 00 degrees 10 minutes 01 seconds West (deed bearing and is used as the basis for the bearings in this description) from the Southeast corner of said West Half; thence North 89 degrees 37 minutes 35 seconds West, and parallel to the South line of said Southwest Quarter, a distance of 734.58 feet to the True Point of Beginning; thence North 89 degrees 37 minutes 35 seconds West continuing parallel to said South line, a distance of 578.21 feet to a point on the West line of said Southwest Quarter; thence North 00 degrees 02 minutes 02 seconds West, on and along said West line, a distance of 600.00 feet; thence South 89 degrees 37 minutes 35 seconds East and parallel to said South line, a distance of 657.48 feet; thence South 00 degrees 22 minutes 25 seconds West, a distance of 525.00 feet to the point of curvature of a regular curve to the right having a radius of 75.00 feet; thence Southwesterly, on and along the arc of said curve, an arc distance of 117.81 feet, being subtended by a long chord having a length of 106.07 feet and a bearing of South 45 degrees 22 minutes 25 seconds West to the True Point of Beginning, as said in previous deeds to contain 8.999 acres of land, more or less.

Property Address: 918 W. Cook Rd., Fort Wayne IN



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R6 / 10-14)
Prescribed by the Department of Local Government Finance

CITY OF FT. WAYNE
NOV 12 2020
CITY

| |
|--|
| 20 <u>20</u> PAY 20 <u>21</u> |
| FORM SB-1 / Real Property |
| PRIVACY NOTICE Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1. |

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

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

INSTRUCTIONS:

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

SECTION 1 TAXPAYER INFORMATION

| | | |
|---|---|--|
| Name of taxpayer CWSW LLC dba Dirig Sheet Metal | | |
| Address of taxpayer (number and street, city, state, and ZIP code) 918 W Cook Rd. Fort Wayne IN 46825 | | |
| Name of contact person Catherine L. Watkins | Telephone number (260) 484-4844 | E-mail address cathy@dirigsheetmetal.com |

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT

| | |
|---|--|
| Name of designating body Fort Wayne Common Council | Resolution number |
| Location of property 918 W Cook Rd. Fort Wayne IN 46825 | County Allen |
| Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Addition of 7800 sq. ft. building for production of spiral sheet metal and storage | DLGF taxing district number 02-073 |
| | Estimated start date (month, day, year) 12/2020 |
| | Estimated completion date (month, day, year) 06/2021 |

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

| Current number | Salaries | Number retained | Salaries | Number additional | Salaries |
|----------------|-----------------------|-----------------|-----------------------|-------------------|---------------------|
| 119.00 | \$3,837,798.00 | 119.00 | \$3,837,798.00 | 3.00 | \$270,000.00 |

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

| | REAL ESTATE IMPROVEMENTS | |
|---|--------------------------|----------------|
| | COST | ASSESSED VALUE |
| Current values | 2,050,000.00 | 924,950.00 |
| Plus estimated values of proposed project | 695,767.00 | 556,615.00 |
| Less values of any property being replaced | | |
| Net estimated values upon completion of project | 2,745,767.00 | 1,491,585.00 |

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

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

Other benefits _____

SECTION 6 TAXPAYER CERTIFICATION

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

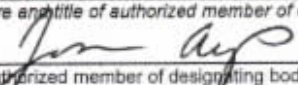
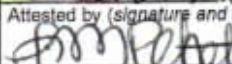
| | |
|--|---|
| Signature of authorized representative <i>Catherine L. Watkins</i> | Date signed (month, day, year) 11-12-2020 |
| Printed name of authorized representative CATHERINE L. WATKINS | Title VICE PRESIDENT / CEO |

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>01/26/21</u> |
| Printed name of authorized member of designating body <u>JARON APO</u> | Name of designating body <u>CITY COUNCIL</u> | |
| Attested by (signature and title of attester)  | Printed name of attester <u>LISA PETRETIA</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.



**STATEMENT OF BENEFITS
PERSONAL PROPERTY**

State Form 51764 (R4 / 11-15)

Prescribed by the Department of Local Government Finance

CITY OF FT. WAYNE

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.

NOV 16 2020
CCL

COMMUNITY DEVELOPMENT

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.
- 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.
- 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.
- 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)
- 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 CWSW LLC dba Dirig Sheet Metal | Name of contact person Catherine L. Watkins |
| Address of taxpayer (number and street, city, state, and ZIP code) 918 W Cook Rd. Fort Wayne IN 46825 | Telephone number (260) 484-4844 |

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT

| | | |
|---|---------------------------------------|-----------------------|
| Name of designating body Fort Wayne Common Council | Resolution number (s) | |
| Location of property 918 W Cook Rd. Fort Wayne IN 46825 | County Allen | |
| 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.) Purchase of ovalizer for the production of spiral sheet metal. | DLGF taxing district number 02-073 | |
| | ESTIMATED | |
| | START DATE | COMPLETION DATE |
| | Manufacturing Equipment | 04/01/2021 12/31/2021 |
| | R & D Equipment | |
| Logist Dist Equipment | | |
| IT Equipment | | |

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

| Current number | Salaries | Number retained | Salaries | Number additional | Salaries |
|----------------|-----------|-----------------|-----------|-------------------|----------|
| 119 | 3,837,798 | 119 | 3,837,798 | 3 | 270,000 |

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 | 2,809,137 | 842,741 | | | | | | |
| Plus estimated values of proposed project | 748,000 | 224,400 | | | | | | |
| Less values of any property being replaced | | | | | | | | |
| Net estimated values upon completion of project | 3,557,137 | 1,067,141 | | | | | | |

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

| | |
|--|--|
| Estimated solid waste converted (pounds) _____ | Estimated hazardous waste converted (pounds) _____ |
| Other benefits: | |

SECTION 6 TAXPAYER CERTIFICATION

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

| | |
|---|--|
| Signature of authorized representative <i>Catherine L. Watkins</i> | Date signed (month, day, year) 11-16-2020 |
| Printed name of authorized representative CATHERINE L. WATKINS | Title VICE-PRESIDENT/CEO |

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;
- 2. Installation of new research and development equipment;
- 3. Installation of new logistical distribution equipment;
- 4. Installation of new information technology equipment;

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Enhanced Abatement per IC 6-1.1-12.1-18 |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Check box if an enhanced abatement was approved for one or more of these types. |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> 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 \$ N/A cost with an assessed value of \$ N/A. (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 \$ N/A cost with an assessed value of \$ N/A. (One or both lines may be filled out to establish a limit, if desired.)

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 is allowed for:

- | | | | | | |
|---------------------------------|---------------------------------|---------------------------------|---------------------------------|--|---|
| <input type="checkbox"/> Year 1 | <input type="checkbox"/> Year 2 | <input type="checkbox"/> Year 3 | <input type="checkbox"/> Year 4 | <input checked="" type="checkbox"/> Year 5 | <input type="checkbox"/> Enhanced Abatement per IC 6-1.1-12.1-18 |
| <input type="checkbox"/> Year 6 | <input type="checkbox"/> Year 7 | <input type="checkbox"/> Year 8 | <input type="checkbox"/> Year 9 | <input type="checkbox"/> 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) <u>Jason Ard</u> | Telephone number <u>(260) 427-1221</u> | Date signed (month, day, year) <u>01/24/21</u> |
| Printed name of authorized member of designating body <u>JASON ARD</u> | Name of designating body <u>CITY COUNCIL</u> | |
| Attested by: (signature and title of attester) <u>Lisa Petretta, ASST. DEPUTY CLERK</u> | Printed name of attester <u>LISA PETRETTA</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.

A CONFIRMING RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 918 West Cook Road, Fort Wayne, Indiana 46825 (CWSW LLC dba Dirig Sheet Metal)

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 three full-time, permanent jobs for a total additional annual payroll of \$270,000, with the average additional, annual job salary being \$90,000 and retain 117 full-time and two part-time permanent jobs with a total current payroll of \$3,837,798, with the average current, annual salary of \$32,608; and

WHEREAS, the total estimated project cost is \$1,443,767; 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, 2021, 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 both a deduction of the assessed value of real estate improvements made between August 1, 2017 and June 30, 2018 and personal property for new manufacturing equipment improvements to be made between April 1, 2018 and December 31, 2021.

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 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 instillation of the new manufacturing equipment.

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

- (a) If the proposed development does not occur, the approximate current year tax rates for this site would be \$3.2510/\$100.
- (b) If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be \$3.2510/\$100 (the change would be negligible).
- (c) If the proposed development occurs, and a deduction percentage of fifty percent (50%) is assumed, the approximate current year tax rate for the site would be \$3.2510/\$100 (the change would be negligible).
- (d) If the real estate and personal property for new manufacturing equipment is not installed, the approximate current year tax rates for this site would be \$3.2510/\$100.
- (e) If the real estate and proposed personal property for new manufacturing equipment is installed and no deduction is granted, the approximate current year tax rate for the site would be \$3.2510/\$100 (the change would be negligible).

(f) If the real estate and proposed personal property for new manufacturing equipment is installed and a deduction percentage of eighty percent (80%) is assumed, the approximate current year tax rate for the site would be \$3.2510/\$100 (the change would be negligible).

SECTION 6. That, pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from the assessed value of the real property shall be for a period of five years, and that the deduction from the assessed value of the new manufacturing equipment shall be for a period of five years.

SECTION 7. The deduction schedule from the assessed value of the real property and personal 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% |

SECTION 8. The deduction schedule from the assessed value of new manufacturing, logistical and 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 | 85% |
| 3 | 71% |
| 4 | 57% |
| 5 | 43% |
| 6 | 29% |

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 personal property, manufacturing, logistical and distribution and information technology 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 ten 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 ten 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:

- A. The cost and description of real property improvements and/or purchase of real estate and new personal property for new manufacturing, logistical distribution, and information technology equipment.
- 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 10 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.

Member of Council

APPROVED AS TO FORM A LEGALITY

Carol Helton, City Attorney

REPORT OF COMMITTEE ON FINANCE

January 26, 2021

Jason Arp Chair

Glynn Hines Co-Chair

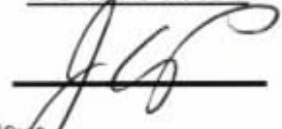
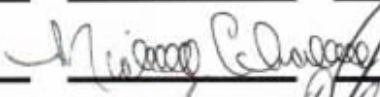
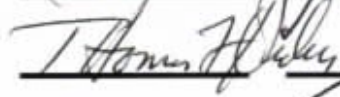

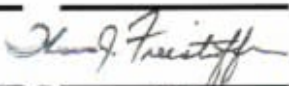
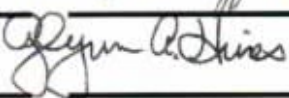

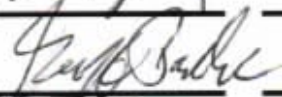

All Council Members

A Declaratory Resolution designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 918 West Cook Road, Fort Wayne, Indiana 46825

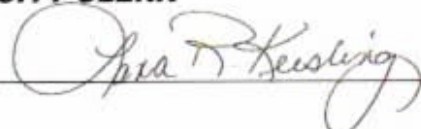
CWSW LLC dba Dirig Sheet Metal

This Resolution is to be Introduced, Discussed and Voted for Passage in the same evening

COMMITTEE ON REGULATIONS HAVE HAD SAID Ordinance under consideration and beg leave to report back to the Common Council that said Ordinance

| <u>COUNCIL MEMBER</u> | <u>DO PASS</u> | <u>DO NOT PASS</u> | <u>ABSTAIN</u> |
|-----------------------|---|--|----------------|
| ARP | |  | |
| CHAMBERS |  | | |
| DIDIER |  | | |
| ENSLEY | |  | |
| FREISTROFFER |  | | |
| HINES |  | | |
| JEHL |  | | |
| PADDOCK |  | | |
| TUCKER |  | | |

**LANA R. KEESLING
CITY CLERK**



Public Hearing Date: N/A

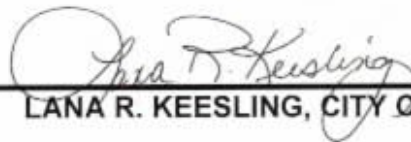
Read the first time in full and on motion by Councilperson Arp.

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

Read the third time in full and on motion by Councilperson 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"/> |
| CHAMBERS | <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"/> |
| TUCKER | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

DATED: January 26, 2021


LANA R. KEESLING, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as
Special Ordinance No. R-21-01-15 on the 26th day of January, 2021

ATTEST:

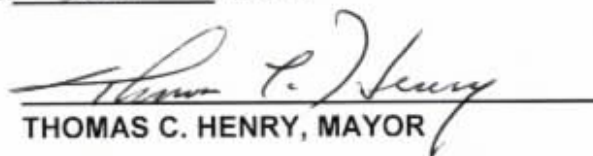

LANA R. KEESLING
CITY CLERK


PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 27th
of January 2021, at the hour of 9:00 o'clock A.M. E.S.T.


LANA R. KEESLING, CITY CLERK

Approved and signed by me this 28TH day of JANUARY
2020, at the hour of 10:00 o'clock AM E.S.T.


THOMAS C. HENRY, MAYOR

