

**A DECLARATORY RESOLUTION designating an “Economic Revitalization Area” under I.C. 6-1.1-12.1 for property commonly known as 3401 McArthur Drive, Fort Wayne, IN 46809 and 6901 and 6905 South Hanna Street, Fort Wayne, Indiana 46816 (Fort Wayne Metals Research Products, LLC/Quoin Enterprises, LLC/TEG Investments, LLC)**

**WHEREAS**, Petitioner has duly filed its petition dated December 20, 2021 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**, petitioner will install new personal property manufacturing, research and development and information technology equipment for which deductions from assessed valuation will be claimed; and

**WHEREAS**, petitioner requests that personal property manufacturing, research and development and information technology approved under these designations that will be installed and receiving deductions from assessed valuation shall be allowed to be relocated from one designation to another (within the Economic Revitalization Areas designated herein) and be eligible for the remaining deductions from assessed valuation under I.C. 6-1.1-12.1-4.6; and

**WHEREAS**, said project will create 335 full-time permanent and 19 part-time jobs with an annual payroll of \$22,704,394 and an average created annual salary of \$64,136 and retain 1,013 full-time permanent and 62 part-time jobs with a total retained payroll of \$54,970,361 with the average retained, annual salary of \$51,135; and

**WHEREAS**, the total estimated project cost is \$16,000,000; and

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

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

**SECTION 1.** That, subject to the requirements of Section 6, below, the property hereinabove described is hereby designated and declared an “Economic Revitalization Area” under I.C. 6-1.1-12.1. Said designation shall begin upon the effective date of the Confirming Resolution referred to in Section 6 of this Resolution and shall terminate on December 31, 2026, 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;

1 (b) Said Resolution shall be referred to the Committee on Finance requesting a  
2 recommendation from said committee concerning the advisability of designating the  
3 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 I.C.  
5 5-3-1 of the adoption and substance of this resolution and setting this designation as  
6 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 both a deduction of the assessed value of real estate  
9 improvements made between July 1, 2021 and December 31, 2023 and personal property for new  
10 manufacturing, research and development and information technology equipment improvements  
11 to be made between July 1, 2021 and December 31, 2023.

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

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

22 (a) If the proposed development does not occur, the approximate current year tax rates  
23 for this site would be \$3.2648/\$100.

24 (b) If the proposed development does occur and no deduction is granted, the approximate  
25 current year tax rate for the site would be \$3.2648/\$100 (the change would be  
26 negligible).

27 (c) If the proposed development occurs and a deduction percentage of fifty percent (50%)  
28 is assumed, the approximate current year tax rate for the site would be \$3.2648/\$100  
29 (the change would be negligible).

30 (d) If the proposed personal property for new manufacturing, research and development  
and information technology equipment is not installed, the approximate current year  
tax rates for this site would be \$3.2648/\$100.

(e) If the proposed personal property for new manufacturing, research and development  
and information technology equipment is installed and no deduction is granted, the  
approximate current year tax rate for the site would be \$3.2648/\$100 (the change  
would be negligible).

(f) If the proposed personal property for new manufacturing, research and development  
and information technology equipment is installed and a deduction percentage of

1 eighty percent (80%) is assumed, the approximate current year tax rate for the site  
2 would be \$3.2648/\$100 (the change would be negligible).

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

6 **SECTION 7.** That, pursuant to I.C. 6-1.1-12.1, it is hereby determined that the  
7 deduction from the assessed value of the real property shall be for a period of ten years, and the  
8 deduction from the assessed value of personal property for new manufacturing, research and  
9 development and information technology equipment shall be for a period of ten years.

10 **SECTION 8.** The deduction schedule from the assessed value of the real property  
11 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%

12 **SECTION 9.** The deduction schedule from the assessed value of personal property for  
13 new manufacturing, research and development and information technology equipment pursuant to  
14 I.C. 6-1.1-12.1-17 shall look like this:

Year of Deduction	Percentage
1	100%
2	90%
3	80%
4	70%
5	60%
6	50%
7	40%
8	30%
9	20%
10	10%
11	0%

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


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

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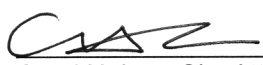
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**SECTION 13.** That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that has received a deduction under section 3 or 4.5 of this chapter may be required to repay the deduction amount as determined by the county auditor in accordance with 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.

**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: **Fort Wayne Metals Research Products, LLC/Quoin Enterprises, LLC/TEG Investments, LLC is requesting the designation of an Economic Revitalization Area for eligible real and personal property improvements. Fort Wayne Metals Research Products, LLC/Quoin Enterprises, LLC/TEG Investments, LLC will make real property improvements to existing facilities and purchase and install new personal property manufacturing, research and development and information technology equipment.**

EFFECT OF PASSAGE: **Investment of \$16,000,000, the creation of 335 full-time permanent and 19 part-time jobs with a new annual payroll of \$22,704,394 and retain 1,013 full-time permanent and 62 part-time jobs with an annual payroll of \$54,970,361.**

EFFECT OF NON-PASSAGE: **Potential loss of investment, the creation of 335 full-time permanent and 19 part-time jobs with a new annual payroll of \$22,704,394 and retain 1,013 full-time permanent and 62 part-time jobs with an annual payroll of \$54,970,361.**

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

ASSIGNED TO COMMITTEE (CO-CHAIRS): **Finance Committee**

# MEMORANDUM



**To:** City Council  
**FROM:** Carman Young, Economic Development Specialist  
**DATE:** January 5, 2022  
**RE:** Request for designation by Fort Wayne Metals Research Products, LLC/Quoin Enterprises, LLC/TEG Investments, LLC as an ERA for real and personal property improvements.

## BACKGROUND

PROJECT ADDRESS:	<b>Multiple, Wayne Township</b>	PROJECT LOCATED WITHIN:	<b>N/A</b>
PROJECT COST:	<b>\$16,000,000</b>	COUNCILMANIC DISTRICT:	<b>3</b>

COMPANY PRODUCT OR SERVICE:	<b>Fort Wayne Metals Research Products, LLC/Quoin Enterprises, LLC/TEG Investments, LLC is a manufacturer of fine and intermediate wire for the medical industry.</b>
PROJECT DESCRIPTION:	<b>Fort Wayne Metals Research Products, LLC/Quoin Enterprises, LLC/TEG Investments, LLC will make real property improvements to existing facilities and purchase and install new personal property manufacturing, research and development and information technology equipment.</b>

### CREATED

### RETAINED

JOBS CREATED (FULL-TIME):	<b>335</b>	JOBS RETAINED (FULL-TIME):	<b>1,013</b>
JOBS CREATED (PART-TIME):	<b>19</b>	JOBS RETAINED (PART-TIME):	<b>62</b>
TOTAL NEW PAYROLL:	<b>\$22,704,394</b>	TOTAL RETAINED PAYROLL:	<b>\$54,970,361</b>
AVERAGE SALARY (FULL-TIME NEW):	<b>\$64,136</b>	AVERAGE SALARY (FULL-TIME RETAINED):	<b>\$51,135</b>

## 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: Properties to be designated are 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: Real property improvements will be made to existing facilities.**

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, research and development and information technology 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: Fort Wayne Metals Research Products, LLC/Quoin Enterprises, LLC/TEG Investments, LLC will create 335 full-time permanent and 19 part-time jobs with a new annual payroll of \$22,704,394 and retain 1,013 full-time permanent and 62 part-time jobs with an annual payroll of \$54,970,361.**

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 ten years.
2. The period of deduction for personal property improvements is ten years.

Under Fort Wayne Common Council's tax phase-in policies and procedures, Fort Wayne Metals Research Products, LLC/Quoin Enterprises, LLC/TEG Investments, LLC is eligible for a recommended ten year deduction on real and personal property improvements. Attached is a calculation of property taxes saved/paid with the deduction.

## PREVIOUSLY APPROVED PHASE-INS

In 2021, Fort Wayne Metals Research Products, LLC filed annual compliance documents on nine previously approved tax phase-ins. All phase-ins were determined to be compliant per the policies of Fort Wayne Common Council.

R-43-07 2007 designation for \$1,750,000 in real property improvements and \$4,030,000 in personal property improvements.

R-29-09 2009 designation for \$1,250,000 in real property improvements and \$1,050,000 in personal property improvements.

- R-54-09 2009 designation for \$1,000,000 in real property improvements and \$1,800,000 in personal property improvements.
- R-51-10 2010 designation for \$2,000,000 in personal property improvements.
- R-26-14 2014 designation for \$2,000,000 in real property improvements and \$13,700,000 in personal property improvements.
- R-6-15 2015 designation for \$600,000 in real property improvements and \$4,000,000 in personal property improvements.
- R-85-17 2017 designation for \$3,500,000 in real property improvements.
- R-86-17 2017 designation for \$6,000,000 in real property improvements and \$35,000,000 in personal property improvements.
- R-87-17 2017 designation for \$6,600,000 in personal property improvements.

  
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**Signed:**

**Economic Development Specialist**

**POOL #2 FORT WAYNE COMMUNITY DEVELOPMENT DIVISION  
TAX ABATEMENT - ESTIMATE OF SAVINGS**

**Fort Wayne Metals Research Products, LLC  
Wayne Township**

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

**PERSONAL PROPERTY TAX ABATEMENT - 10 yr Schedule**

Year	True Cash Value	"Pool 2" Value	True Tax Value	Assessed Value	Abate %	Tax	Deduction	Taxable A V	Tax Rate	Tax Paid	Tax Saved
1	\$10,000,000	40%	\$4,000,000	\$4,000,000	100%	0%	\$4,000,000	\$0	0.032648	\$0	\$130,592
2	\$10,000,000	56%	\$5,600,000	\$5,600,000	90%	10%	\$5,040,000	\$560,000	0.032648	\$18,283	\$164,546
3	\$10,000,000	42%	\$4,200,000	\$4,200,000	80%	20%	\$3,360,000	\$840,000	0.032648	\$27,424	\$109,697
4	\$10,000,000	32%	\$3,200,000	\$3,200,000	70%	30%	\$2,240,000	\$960,000	0.032648	\$31,342	\$73,132
5	\$10,000,000	30%	\$3,000,000	\$3,000,000	60%	40%	\$1,800,000	\$1,200,000	0.032648	\$39,178	\$58,766
6	\$10,000,000	30%	\$3,000,000	\$3,000,000	50%	50%	\$1,500,000	\$1,500,000	0.032648	\$48,972	\$48,972
7	\$10,000,000	30%	\$3,000,000	\$3,000,000	40%	60%	\$1,200,000	\$1,800,000	0.032648	\$58,766	\$39,178
8	\$10,000,000	30%	\$3,000,000	\$3,000,000	30%	70%	\$900,000	\$2,100,000	0.032648	\$68,561	\$29,383
9	\$10,000,000	30%	\$3,000,000	\$3,000,000	20%	80%	\$600,000	\$2,400,000	0.032648	\$78,355	\$19,589
10	\$10,000,000	30%	\$3,000,000	\$3,000,000	10%	90%	\$300,000	\$2,700,000	0.032648	\$88,150	\$9,794
11	\$10,000,000	30%	\$3,000,000	\$3,000,000	0%	100%	\$0	\$3,000,000	0.032648	\$97,944	\$0

TOTAL TAX SAVED (10 yrs on 10 yr deduction) **\$683,649**

TOTAL TAX PAID (10 yrs on 10 yr deduction) **\$556,975**

**REAL PROPERTY TAX ABATEMENT - 10 yr Schedule**

Year	Cash Value	True Tax Value	Assessed Value	Tax Abate %	Tax Paid %	Deduction	Taxable AV	Tax Rate	Tax Paid	Tax Saved
1	\$6,000,000	\$6,000,000	\$6,000,000	100%	0%	\$6,000,000	\$0	0.032648	\$0	\$195,888
2	\$6,000,000	\$6,000,000	\$6,000,000	95%	5%	\$5,700,000	\$300,000	0.032648	\$9,794	\$186,094
3	\$6,000,000	\$6,000,000	\$6,000,000	80%	20%	\$4,800,000	\$1,200,000	0.032648	\$39,178	\$156,710
4	\$6,000,000	\$6,000,000	\$6,000,000	65%	35%	\$3,900,000	\$2,100,000	0.032648	\$68,561	\$127,327
5	\$6,000,000	\$6,000,000	\$6,000,000	50%	50%	\$3,000,000	\$3,000,000	0.032648	\$97,944	\$97,944
6	\$6,000,000	\$6,000,000	\$6,000,000	40%	60%	\$2,400,000	\$3,600,000	0.032648	\$117,533	\$78,355
7	\$6,000,000	\$6,000,000	\$6,000,000	30%	70%	\$1,800,000	\$4,200,000	0.032648	\$137,122	\$58,766
8	\$6,000,000	\$6,000,000	\$6,000,000	20%	80%	\$1,200,000	\$4,800,000	0.032648	\$156,710	\$39,178
9	\$6,000,000	\$6,000,000	\$6,000,000	10%	90%	\$600,000	\$5,400,000	0.032648	\$176,299	\$19,589
10	\$6,000,000	\$6,000,000	\$6,000,000	5%	95%	\$300,000	\$5,700,000	0.032648	\$186,094	\$9,794
11	\$6,000,000	\$6,000,000	\$6,000,000	0%	100%	\$0	\$6,000,000	0.032648	\$195,888	\$0

TOTAL TAX SAVED REAL PROPERTY (10 yrs on 10 yr deduction) **\$969,646**

TOTAL TAX PAID REAL PROPERTY (10 yrs on 10 yr deduction) **\$1,185,122**

TOTAL TAX SAVED PERSONAL & REAL **\$1,653,295**

TOTAL TAX PAID PERSONAL & REAL **\$1,742,097**

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

Fort Wayne Metals Research Products, LLC Wayne Township

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	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	8	
\$6,250 to \$18,499	6	
\$1,250 to \$6,249	4	4
less than \$1,249	2	

Estimated local income taxes generated from jobs retained

\$80,000 or more	5	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	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	
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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	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	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	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	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** 89

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.

Real Property Deduction Schedules	Alternative Deduction Real Property Schedules
<b>10 year</b>	<b>10 Year</b>
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%	
<b>7 year</b>	<b>7 Year</b>
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%	
<b>5 year</b>	
Year 1: 100%	
Year 2: 80%	
Year 3: 60%	
Year 4: 40%	
Year 5: 20%	
Year 6: 0%	
<b>3 year</b>	
Year 1: 100%	
Year 2: 66%	
Year 3: 33%	
Year 4: 0%	

## Personal Property Abatements

Tax Abatement Review System

Fort Wayne Metals Research Products, LLC Wayne Township

	Points Possible	Points Awarded
<b>INVESTMENT (30 points possible)</b>		
<b>Total new investment in equipment</b>		
Over \$5,000,000	10	10
\$1,000,000 to \$4,999,999	8	
\$500,000 to \$999,999	6	
\$0 to \$499,999	4	
<b>Investment per employee (both jobs created and retained)</b>		
\$35,000 or more	10	
\$18,500 to \$34,999	8	
\$6,250 to \$18,499	6	6
\$1,250 to \$6,249	4	
less than \$1,249	2	
<b>Estimated local income taxes generated from jobs retained</b>		
\$80,000 or more	5	5
\$30,000 to \$79,999	4	
\$10,000 to \$29,999	3	
\$5,000 to \$9,999	2	
less than \$5,000	1	
<b>Estimated local income taxes generated from jobs created (Double points for start-up)</b>		
\$30,000 or more	5	5
\$10,000 to \$29,999	4	
\$5,000 to \$9,999	3	
\$3,000 to \$4,999	2	
less than \$3,000	1	
<b>ECONOMIC BASE (20 points possible)</b>		
<b>Location Quotient in designated Occupation Code (use majority Occupation Code of all created and retained jobs)</b>		
Greater than 1.0	5	
<b>Estimated Percent of Business done outside Allen County</b>		
Greater than 75%	15	15
50% to 74%	10	
25% to 49%	5	
<b>JOBS (20 points possible)</b>		
<b>Total number of permanent jobs retained</b>		
Over 250	10	10
100 to 249	8	
50 to 99	6	
25 to 49	4	
10 to 24	2	
1 to 9	1	
<b>Total number of permanent jobs created (Double for start-up)</b>		
Over 100	10	10
50-99	8	
25-49	6	
10-24	4	
1 to 9	2	
<b>WAGES (20 points possible)</b>		
<b>Median salary of the jobs created and/or retained</b>		
Over \$47,999	20	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	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** 91

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
<b>10 year</b>	<b>10 Year</b>
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%	
<b>7 year</b>	<b>7 Year</b>
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%	
<b>5 year</b>	
Year 1: 100%	
Year 2: 80%	
Year 3: 60%	
Year 4: 40%	
Year 5: 20%	
Year 6: 0%	
<b>3 year</b>	
Year 1: 100%	
Year 2: 66%	
Year 3: 33%	
Year 4: 0%	

DEC 20 2021

12/2019

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:	6,000,000
Total cost of manufacturing equipment improvements:	9,500,000
Total cost of research and development equipment improvements:	250,000
Total cost of logistical distribution equipment improvements:	
Total cost of information technology equipment improvements:	250,000
<b>TOTAL OF ABOVE IMPROVEMENTS:</b>	<b>16,000,000</b>

### GENERAL INFORMATION

Real property taxpayer's name: Quoin Enterprises, LLC/TEG Investments, LLCPersonal property taxpayer's name: Fort Wayne Metals Research Products LLCTelephone number: 260.747.4154Address listed on tax bill: P.O. Box 9040, Fort Wayne, IN 46899Name of company to be designated, if applicable: Fort Wayne Metals Research Products LLCYear company was established: 1970Address of property to be designated: See attachedReal estate property identification number: See AttachedContact person name: Troy LinderContact person telephone number: 260.747.4154 Contact email: troy\_linder@fwmets.comContact person address: PO Box 9040, Fort Wayne, IN 46899

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Scott Glaze	Chairman/CEO	PO Box 9040, Fort Wayne, IN 46899	260.747.4154
Jeremy Rohrs	President/COO	same	260.747.4154
Troy Linder	CFO	same	260.747.4154
Trever Byerly	Facilities Manager	same	260.747.4154
Rachel Osting	Chief Legal Officer & General Counsel	same	260.747.4154

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

NAME	PERCENTAGE
Scott & Melissa Glaze	56.891%
Joseph & Mardelle Dies	3.39%
Karan Glaze	13.443%
Susan Turk	2.5428%
Lyndsey Crowells, Alycia Glaze, Christina Gibb // Gregg Dies, Kelley Dies	5.9332% each // 2.9666% each

- 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? 99%

What is the company's primary North American Industrial Classification Code (NAICs)? 332610

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

Manufacturer of fine and intermediate wire for the medical industry

Dollar amount of annual sales for the last three years:

Year	Annual Sales
2020	\$183,642,916
2019	\$201,621,767
2018	\$181,946,538

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

Customer Name	City/State	Annual Gross Sales
Medtronic, Inc.		\$20,070,207
W. L Gore & Associates, Inc.		\$13,687,852
Boston Scientific		\$9,496,018

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

Supplier Name	City/State	Annual Gross Purchases
Carpenter Technology		\$12,457,217
Heraeus Deutschland GmbH & Co. KG		\$6,232,155
SAES Smart Materials		\$5,018,964

List the company's top three competitors:

Competitor Name	City/State
Furukawa Co., Ltd	Japan
Heareus Group	Germany
Ulbrick Precision Flat Wire	Westminster, SC

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

Manufacture of intermediate, flat, fine and ultra fine wire, manufacture of stranded and cabled products, processing of nickel-titanium wire. Research and New Product Development continues to be very strong.

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?

Due to obsolescence of real and personal property, updates are needed on existing buildings and new equipment is to be purchased and installed to continue to meet current & future customer needs.

**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: \_\_\_\_\_

Existing structures in place are used for light manufacturing and are approximately 714,000 sq feet.

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

Condition of the current structure is good

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

Rehabilitation and improvement of existing structures to support manufacturing.

Projected construction start (month/year): 01/2022

Projected construction completion (month/year): 01/2027

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)

Hardware for new ERP system for facilities, intermediate and fine wire drawing machines, funaces, take-ups, other various manufacturing equipment as deemed necessary for the company's manufacturing process. Additional equipment for plant production, new computers, hardware, research and development equipment, and any logistical equipment as deemed necessary as a result of this growth.

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): 01/2022  
Date last piece of equipment will be installed (month/year): 01/2027

Please provide the depreciation schedule term for equipment under consideration for personal property tax phase-in:  
Manufacturing Equipment: 7-10 years

**ELIGIBLE VACANT BUILDING INFORMATION**

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

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

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](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
Office/Admin		150	\$10,558,827.00
Production/Mfg.		863	\$43,067,367.20

**Retained Full-Time Employment**

Occupation	Occupation Code	Number of Jobs	Total Payroll
Office/Admin		150	\$10,558,827.00
Production/Mfg.		863	\$43,067,367.20

**Additional Full-Time Employment**

Occupation	Occupation Code	Number of Jobs	Total Payroll
Office/Admin		32	\$2,879,888
Production/Mfg.		303	\$19,256,541

**PUBLIC BENEFIT INFORMATION**

**Current Part-Time or Temporary Jobs**

Occupation	Occupation Code	Number of Jobs	Total Payroll
Office/Admin		16	\$389,375.99
Production/Mfg.		46	\$954,790.40

**Retained Part-Time or Temporary Jobs**

Occupation	Occupation Code	Number of Jobs	Total Payroll
Office/Admin		16	\$389,375.99
Production/Mfg.		46	\$954,790.40

**Additional Part-Time or Temporary Jobs**

Occupation	Occupation Code	Number of Jobs	Total Payroll
Office/Admin		6	\$179,357
Production/Mfg.		13	\$388,608

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: Vision Insurance, Paid Holidays & Vacation, Wellness Program  
Employee Assistance Program, Dependent Education Assistance

When will you reach the levels of employment shown above? (month/year): 01/2027

## REQUIRED ATTACHMENTS

The following must be attached to the application.

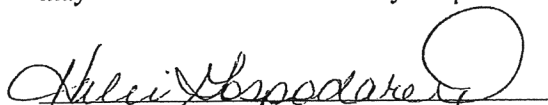
1. **Statement of Benefits Form(s) (first page/front side completed)**
2. **Full legal description of property and a plat map identifying the property boundaries. (Property tax bill legal descriptions are not sufficient.) Should be marked as Exhibit A.**
3. **Check for non-refundable application fee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

Halie Gospodarek - Tax Accountant  
Printed Name and Title of Applicant

12/20/2021  
Date

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

Fort Wayne Metals Research Products Corp  
2021 Personal Property Tax Abatement Application

1. Explanation of total improvements

FWM has experienced significant growth in the past and projects with continued growth in the near and long-term future. Fort Wayne Metals requests a consolidated personal property tax abatement for this continued growth and expansion for all facilities located within the city of Fort Wayne.

2. Address of property to be designated & identification numbers

<u>Facility</u>	<u>Address</u>	<u>Parcel Number</u>	<u>Tax ID Number</u>	<u>Property Class</u>	<u>Township</u>
ABA	9609 Ardmore Ave.	02-17-05-427-002.000-080	71-2521-0002	340-Light Manufacturing	Pleasant
ABB & ABC	9733 Ardmore Ave.	02-17-05-427-003.000-080	71-2521-0004	330-Industrial Med. Manuf.	Pleasant
ABD	9733 Ardmore Ave.	02-17-04-300-001.001-080	71-004-0012	350-Commercial Warehouse	Pleasant
ABE/F/N. Lot	9503 Ardmore Ave.	02-17-05-427-001.000-080	71-2521-001	350-Commercial Warehouse	Pleasant
ABG	9823 Ardmore Ave.	02-17-05-427-004.000-080	71-2521-007	350 Commercial Warehouse	Pleasant
House	9735 Ardmore Ave.				Pleasant
House	9413 Ardmore Ave.				Pleasant
Nighthawk	4010 Piper Dr.	71-17-05-476-004.000-080	71-005-0036	330-Industrial Med. Manuf.	Pleasant
ABH	4202 Piper Dr.	02-07-05-476-002.000-080	71-005-0029	340-Light Manufacturing	Pleasant
Advanced Cutting Systems	4030 Piper Dr.	02-17-5-476-003.000-080		340-Light Manufacturing	Pleasant
Avionics	9307 Avionics Dr.	02-17-05-252-001.000-071	70-5083-0003	340-Light Manufacturing	Pleasant
Ferguson	3618 Ferguson Rd.	02-17-04-300-008.000-080	71-004-0073	340-Light Manufacturing	Pleasant
	10222 Airport Dr.				
McArthur	3401 McArthur Dr.	02-12-33-19-001.000-074	95-3475-0022	330-Industrial Med. Manuf.	Wayne
JBA	6901 S. Hanna	02-12-25-327-001.000-074		340-Light Manufacturing	Milan
JBB	6905 S. Hanna	02-12-25-377-002.000-074		350-Commercial Warehouse	Milan

9609 Ardmore Avenue

EXHIBIT A

Exhibit A

LOTS B and C, Eastburn Out Lots in the North one-half (1/2) of the East one-half (1/2) of the Northeast one quarter (1/4) of Section 5, Township 29 North, Range 12 East, Allen County, Indiana

9733 Ardmore Avenue



EXHIBIT A

EXHIBIT A

LOT D, Eastburn Out Lots in the North one-half ( $\frac{1}{2}$ ) of the East one-half ( $\frac{1}{2}$ ) of the Northeast one-quarter ( $\frac{1}{4}$ ) of Section 5, Township 29 North, Range 12 East, Allen County, Indiana

9307 AVIONICS



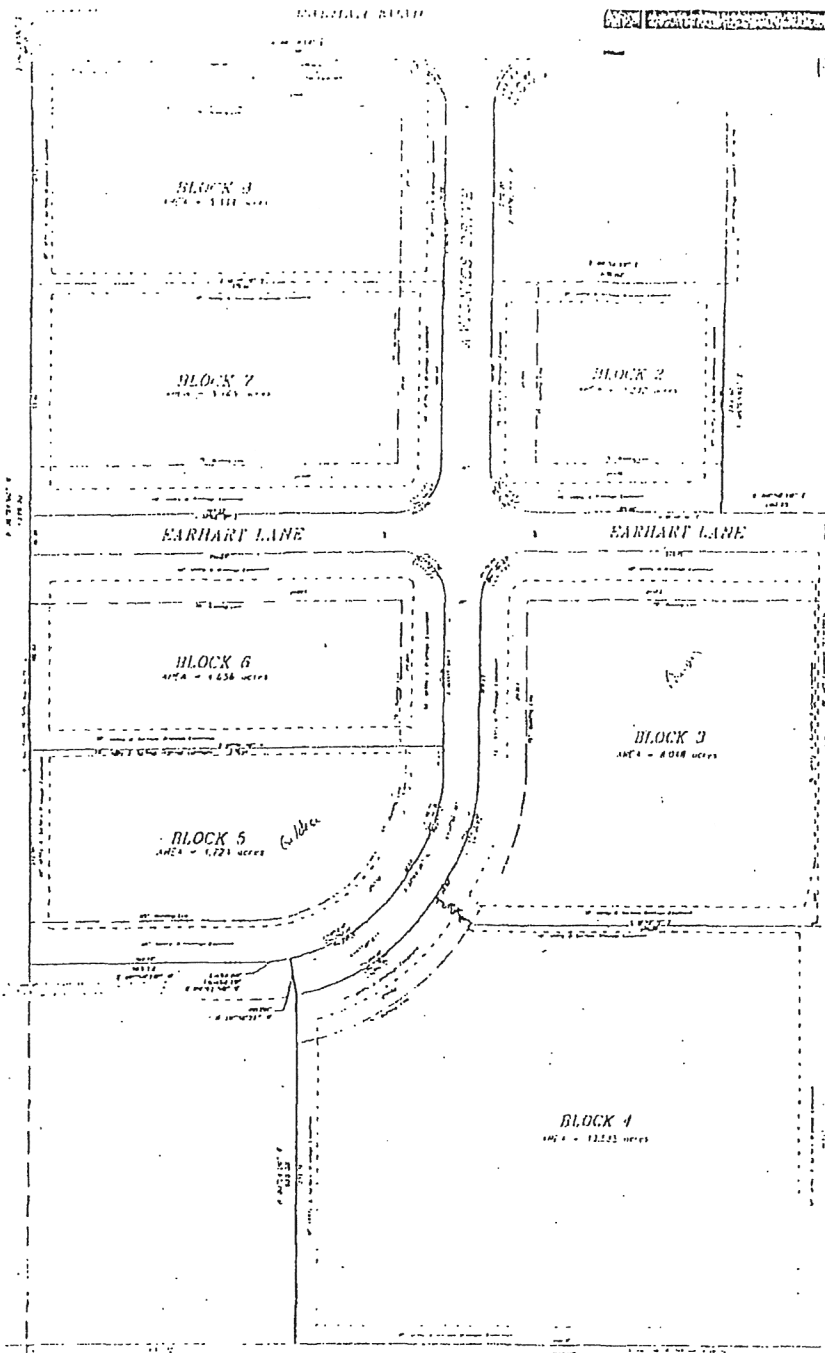
EXHIBIT A

Property is located in the County of Allen, State of Indiana, and is described as follows:

Block 3, in Baer Field Industrial Park, Section I, as recorded in Plat Cabinet C, Page 134, and Document Number 960061294.

EXHIBIT A

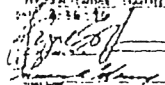
9307 Aronics

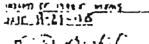


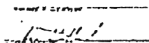
SCALE IN FEET

DATE: 20 JUN 96  
REVISED: 21 OCT 16

APPROVALS

  
 J. K. TAZIAN  
 ENGINEER

  
 J. K. TAZIAN  
 ENGINEER

  
 J. K. TAZIAN  
 ENGINEER

EXPLANATION OF SYMBOLS

1. All dimensions shown on this plan are in feet and inches. All dimensions are to the center of the line unless otherwise noted.

SECONDARY PLAN OF  
**BAER FIELD INDUSTRIAL PARK, SECTION 1,**  
 AN ADDITION TO THE CITY OF FORT WAYNE, INDIANA

DEVELOPER:  
**HDC REALTY CORPORATION**  
 510 WEST WASHINGTON BLVD.  
 FORT WAYNE, IN 46802

ENGINEER:  
**Z. K. TAZIAN ASSOCIATES, INC.**  
 345 WEST WAYNE STREET  
 FORT WAYNE, IN 46802

No warranty is made by the developer as to the accuracy of the information shown on this plan. The developer is not responsible for any errors or omissions on this plan. The engineer is responsible for the accuracy of the information shown on this plan. The engineer is not responsible for any errors or omissions on this plan.

This plan was prepared by the engineer on the basis of a survey conducted by the engineer. The engineer is not responsible for any errors or omissions on this plan. The engineer is not responsible for any errors or omissions on this plan.

9323 Anomou

**EXHIBIT "A"**

**PARCEL I:**

Outlot E, in Eastburn Out Lot as recorded in Plat Record 17, page 6 in the Office of the Recorder of Allen County, Indiana.

**EXCEPT:**

Part of Out-Lot "E" in Eastburn Out Lots, as recorded in Plat Record 17, page 6 in the Office of the Recorder of Allen County, Indiana, more particularly described as follows:

COMMENCING at a 5/8-inch rebar [SCO cap] found marking the Southwest corner of Out-Lot "E" in said Eastburn Out Lots; thence North 90 degrees 00 minutes 00 seconds East, (assumed bearing and is used as the basis for the bearings in this description), along the South line of said Out-Lot "E", 487.50 feet to a 5/8-inch rebar [Tazian cap] set at the Point of Beginning; thence North 90 degrees 00 minutes 00 seconds East, continuing along said South line, 380.00 feet to a set 5/8-inch rebar [Tazian cap]; thence North 00 degrees 00 minutes 00 seconds East, 316.98 feet to a 5/8-inch rebar [Tazian cap] set on the South line of an existing 16 foot wide ingress and egress easement (Document Numbers 80-010004 & 960053336); thence South 90 degrees 00 minutes 00 seconds West, along the South line of said easement, 380.00 feet to a set mag nail [Tazian disk]; thence South 00 degrees 00 minutes 00 seconds West, 316.98 feet to the POINT OF BEGINNING, containing 2.77 acres of land more or less.

**PARCEL II:**

Part of Out-Lot "E" in Eastburn Out Lots, as recorded in Plat Record 17, page 6 in the Office of the Recorder of Allen County, Indiana, more particularly described as follows:

COMMENCING at a 5/8-inch rebar found marking the Southwest corner of Out-Lot "E" in said Eastburn Out Lots; thence North 90 degrees 00 minutes 00 seconds East, (assumed bearing and is used as the basis for the bearings in this description), along the South line of said Out-Lot "E", 487.50 feet to a 5/8-inch rebar set at the Point of Beginning; thence North 90 degrees 00 minutes 00 seconds East, continuing along said South line, 380.00 feet to a set 5/8-inch rebar; thence North 00 degrees 00 minutes 00 seconds East, 316.98 feet to a 5/8-inch rebar set on the South line of an existing 16 foot wide ingress and egress easement (Document Numbers 80-010004 & 960053336); thence South 90 degrees 00 minutes 00 seconds West, along the South line of said easement, 380.00 feet to a set mag nail; thence South 00 degrees 00 minutes 00 seconds West, 316.98 feet to the POINT OF BEGINNING, containing 2.77 acres of land more or less.

3401 McArthur

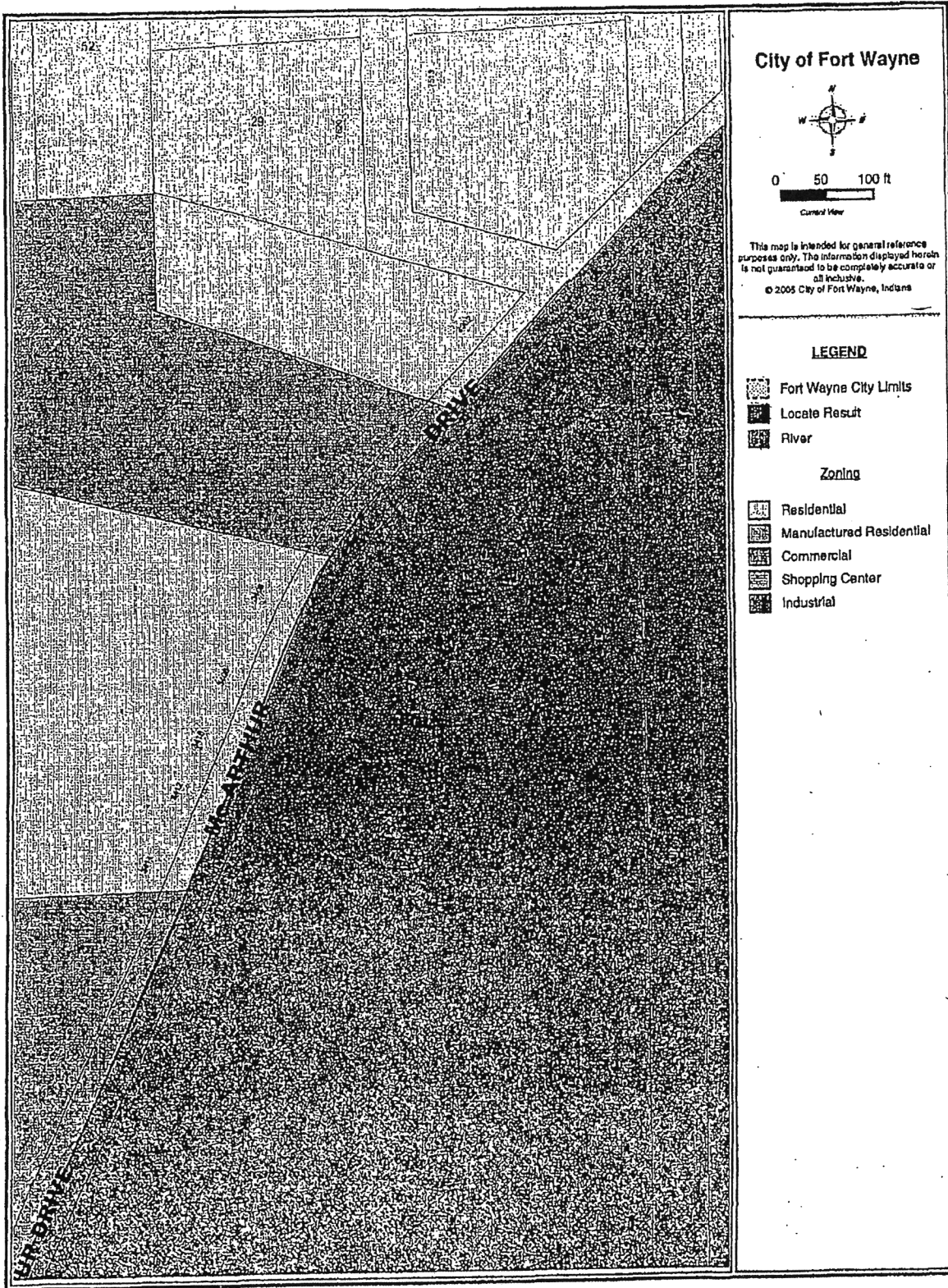
Exhibit A

The real property located in Allen County known as 3401 McArthur Drive, Ft. Wayne, Indiana 46809 and more particularly described as follows:

Part of the Northwest Quarter in Section 33, Township 30 North, Range 12 East, Allen County, Indiana, in particularly described as follows, to-wit:

Commencing at an iron pin at the intersection of the West right-of-way line of the Lake Erie and Western Railroad and the center-line of the Indianapolis Road, thence South 00 degrees 00 minutes West 834.24 feet along the West right-of-way of the Lake Erie and Western Railroad to a stone corner; thence South 88 degrees 30 minutes West 548.46 feet to an iron pin on the centerline of the Indianapolis Road to a point; thence North 22 degrees 30 minutes East 510.84 feet along the centerline of Indianapolis Road to a point; then North 41 degrees 45 minutes East 509.52 feet along the centerline of the Indianapolis Road to the place of beginning, containing 6.31 acres more or less.

See attached map



3618 Ferguson



**HOFER AND DAVIS, Inc.**

**LAND SURVEYORS**  
203 W. WAYNE ST. #316  
FORT WAYNE, IN 46802  
(219) 422-9922  
FAX (219) 424-2157

MICHAEL W. DAVIS	L.S. No. 880030	
HANS C. HOFER	L.S. No. 900010	
WILLIAM B. DAVIS (RETI.)	L.S. No. S-0053	L.S. No. 18114 (MICHIGAN)
CARL A. HOFER (RETI.)	L.S. No. 10031	P.E. No. 7122
A. K. HOFER (RETI.)	L.S. No. 10504	P.E. No. 72

This document is the record of a re-survey of land and real estate situated in Allen County, Indiana, made in accordance with the plat and deed record thereof on file in the Office of the Recorder of said County and State. Furthermore, this survey was executed wholly under the direction of the undersigned in accordance with the standards as set forth in the Indiana Administrative Code Title 865, Article 1.1, Chapter 12 as adopted by the State Board of Registration for Land Surveyors on August 16, 1991. The land below described exists in full dimension as herein noted in feet, and is free from encroachments by adjoining landowners, and contains entirely within its boundaries the structures of the buildings on it situated; all as below indicated in detail. Any exceptions or discrepancies are below noted.

**DESCRIPTION OF PROPERTY** Lot No. \_\_\_\_\_

**BAER Field (6)**

Part of the West one-half of the Southwest Quarter of Section 4, Township 29 North, Range 12 East, in Allen County, Indiana, in particular described as follows to-wit:

Commence on the South line of said Quarter Section at a point situated 65.0 feet, South 66 degrees 20 minutes West of the Southeast corner of the West one-half of said Quarter Section; thence South 88 degrees 20 minutes West, a distance of 350.8 feet; thence Northerly by a deflection right of 89 degrees 50 minutes along the East line of 1.20 acres conveyed to Lawrence H. Lee by deed recorded in Document No. 86-39407, a distance of 433.1 feet; thence North 88 degrees 20 minutes East, and parallel to the South line of said Quarter Section, a distance of 353.8 feet to a point situated 65.0 feet West of the East line of the West one-half of the southwest quarter of said section 4; thence South and parallel to the line aforesaid, a distance of 433.1 feet to the point of beginning; containing 3.502 acres, more or less.

EXCEPTING therefrom the East 10 feet thereof, conveyed to the City of Fort Wayne for street, sidewalk, and utility purposes as taken in Instrument 72-23-418.

ALSO,

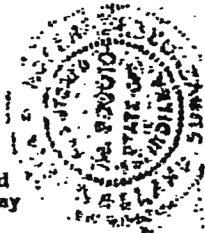
EXCEPTING a triangular portion conveyed to the City of Fort Wayne for street, sidewalk, and utilities as taken by Instrument 72-23-418 and described as follows:

Beginning at a point 75 feet West and 30 feet North of the Southeast corner of the West half of the Southwest Quarter of Section 4, Township 29 North, Range 12 East; thence North, 30 feet; thence in a Southwesterly direction, 42.42 feet; thence East, 30 feet to the point of beginning;

ALSO,

EXCEPTING the North 83.8 feet.

Area	3.502	Deed
	- .778	less EX. 1, 2, 3
	2.724	Actual
	- .235	less Ferguson Road
	2.497	Net to Right-of-Way



SUBJECT TO Easements and Rights-of-Way over the South 30 feet thereof, for the North one-half of the Ferguson Road as recorded in Deed Record 502 p. 471.

**EXHIBIT "A"**

Revised 12/27/93 H.C.H.

OWNER/CUSTOMER: HOOPER / GUARDIAN  
 JOB NO. 2311145  
 FIELD WORK ON: DEC. 17, 1993  
 FILE NO. BAER Field (6)

SCALE 1 inch = 100 feet

**FLOOD PLAIN CERTIFICATE**  
 THIS PARCEL LIES IN ZONE X PER FIRM MAP  
 PANEL 365 ALLEN CO. IN EFFECTIVE SEPT. 90  
 100% SUBJECT TO MAP SCALE UNCERTAINTY  
 (OUTSIDE FLOOD HAZARD)

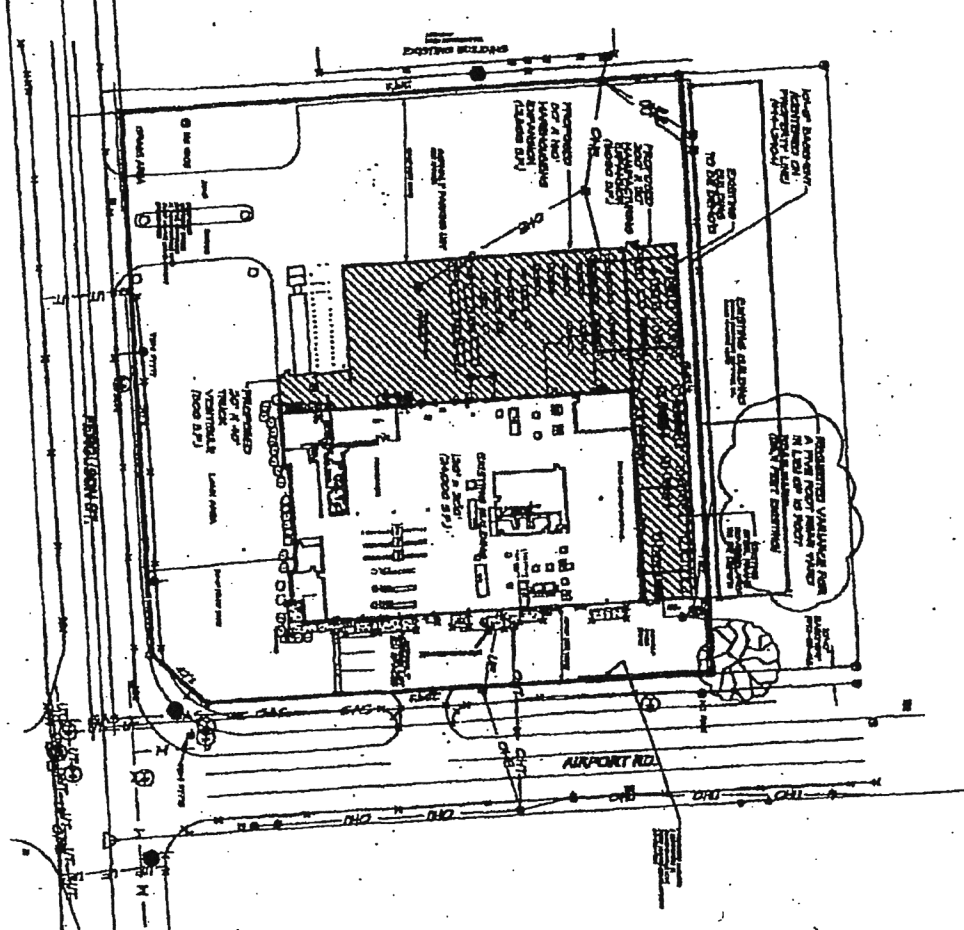
IN WITNESS WHEREOF, I place my hand and seal  
 this 7<sup>th</sup> day of DECEMBER, 1993

*Hans C. Hofer*

EXHIBIT A

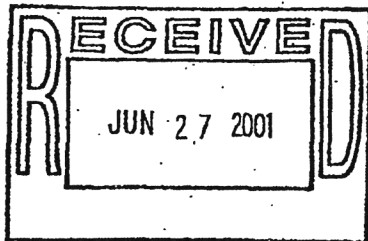
3619 Kingston.

PROPOSED SITE DEVELOPMENT PLAN



**LEGAL DESCRIPTION**

... (The text in this block is very small and difficult to read, but it appears to be a legal description of the property.)



NATURE SAVERS FAX MEMO 01618	
To: <b>SCOTT GLAZE</b>	Date: <b>6-27</b> fol: <b>0204</b>
Dept: <b>ENV METALS</b>	From: <b>KAREN</b>
Phone: <b>747-0398</b>	Co: <b>MASTER GROUP</b>
Fax: <b>747-0398</b>	Fax: <b>747-0398</b>

	<b>LABECA, LLC</b> 4000 PERCIVAL BLVD FT. WAVER, IN 46033		<b>MAST GROUP</b> CONSULTING INC. 3619 KINGSTON RD FT. WAVER, IN 46033
	PROJECT NO: _____ DRAWING NO: _____ SHEET NO: _____ DATE: _____	<b>01.0</b>	

EXHIBIT ALEGAL DESCRIPTION

Part of the Southeast Quarter of the Southeast Quarter in Section 5, Township 29 North, Range 12 East, in Allen County, Indiana, described as follows:

Beginning at a point on the North line of the Southeast Quarter of the Southeast Quarter of Section 5, Township 29 North, Range 12 East, in Allen County, Indiana, said point being situated 780.0 feet North 89 degr. 13 min. East from the Northwest corner of the said Southeast Quarter of the Southeast Quarter of Section 5, Township 29 North, Range 12 East, in Allen County, Indiana; thence North 89 degr. 13 min. East 250.0 feet along the said North line of the Southeast Quarter of the Southeast Quarter of Section 5, Township 29 North, Range 12 East; thence South 1 degr. 41 min. East 648.2 feet to the centerline of "C" Street in the said Southeast Quarter of the Southeast Quarter of Section 5, Township 29 North, Range 12 East; thence South 88 degr. 11 min. West 250.0 feet along the said centerline of "C" Street; thence North 1 degr. 41 min. West 652.7 feet on a line parallel to the West line of the said Southeast Quarter of the Southeast Quarter of Section 5, Township 29 North, Range 12 East to the place of beginning, containing 3.733 acres of land, subject to an easement over the South 25.0 feet thereof for the North half of the aforementioned "C" Street and also subject to easements for the installation and maintenance of all public or quasi public utilities and services as shown on the plat herewith, said easements being 14.0 feet in width, extending 7.0 feet on either side of the aforementioned utilities and services, and also subject to all building and setback restrictions, all of the above easements and restrictions to be as established and designated by the Board of Aviation Commissioners of the City of Fort Wayne, Indiana.

1  
9413 Ardmore  
Avenue

## WARRANTY DEED

*THIS INDENTURE WITNESSETH*, that ROBERT E. MASON, an adult being over the age of eighteen (18) years ("Grantor"), of Allen County, in the State of Indiana, *CONVEYS AND WARRANTS* to QUOIN ENTERPRISES LLC, an Indiana limited liability company ("Grantee"), in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Allen County, in the State of Indiana:

Parcel I:

*A part of the Northeast Quarter of Section 5, Township 29 North, Range 12 East of the Second Principal Meridian (Pleasant Township, Allen County, Indiana), described as follows, to-wit:*

*Commencing at a stone located at the Southeast corner of the Northeast Quarter of said Section 5; thence North along the East line of the Northeast Quarter of said Section 5, a distance of 225.4 feet for the point of beginning; thence West a distance of 509.0 feet to the East right-of-way line of State Highway No. 3; thence North 35 degrees 30 minutes East along said Highway line, a distance of 104.4 feet; thence East a distance of 448.4 feet to the East line of Northeast Quarter of said Section 5; thence South along the last described line a distance of 85.0 feet to the point of beginning, the area described herein being 93 hundredths of an acre.*

Parcel II:

*A part of the Northeast Quarter of Section 5, Township 29 North, Range 12 East of the Second Principal Meridian (Pleasant Township, Allen County, Indiana), described as follows, to-wit:*

*Commencing at a stone located at the Southeast corner of the Northeast Quarter of said Section 5; thence North along the East line of the Northeast Quarter of said Section 5, a distance of 167.9 feet for the point of beginning; thence West, a distance of 544.1 feet to the East right-of-way line of Indiana State Highway No. 3; thence North 35 degrees 30 minutes East, along said highway line, a distance of 70.6 feet; thence East a distance of 509 feet to the East line of the Northeast Quarter of said Section 5, Township and Range aforesaid; thence South along the last described line, a distance of 57.5 feet to the point of beginning, the area described herein being 69/100 acres.*

*Commonly known as: 9413 Ardmore Avenue, Fort Wayne, IN 46809.*

*Parcel No. 02-17-05-277-006.000-080.*

*Subject to all current real estate taxes and assessments and all subsequent taxes and assessments.*

H202 Piper  
Drive

**EXHIBIT A**  
**(Legal Description of Leased Premises)**

A tract of land lying within the confines of Baer Field, being a part of the Southeast Quarter of the Southeast Quarter of Section 5, Township 29 North, Range 12 East in Allen County, Indiana in particularly described, as follows, to-wit:

Commencing at a point on the north line of the Southeast Quarter of the Southeast Quarter of said Section 5 which is 80 feet east of the northwest corner of the said Southeast Quarter of the Southeast Quarter of Section 5; thence running east on the north line thereof 400 feet; thence south and parallel to the west line of said Southeast Quarter of the Southeast Quarter of Section 5 a distance of 656.2 feet to the center line of "C" Street, as designated in the plan of Baer Field; thence west on the Center line of said "C" Street 400 feet; thence north and parallel to the west line of the Southeast Quarter of the Southeast Quarter of Section 5 to the place of beginning, containing approximately 6 acres of land.

EXCEPT: That part given to the County of Allen as set out in Warranty Deed recorded August 7, 1981 as Instrument Number 81-16285 being described as follows:

Part of the Southeast Quarter of the Southeast Quarter of Section 5, Township 29 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

Commencing at a point on the North line of the Southeast Quarter of the Southeast Quarter of said Section 5, said point being 480.0 feet East of the Northwest corner of the said Southeast Quarter of the Southeast Quarter of Section 5; thence South and parallel to said West line a distance of 631.20 feet to the point of beginning; thence continuing South, parallel to and 480.0 feet East of said West line a distance of 25.0 feet to the centerline of Piper Drive formerly "C" Street; thence West, on and along said centerline of Piper Drive a distance of 400.0 feet; thence North, parallel to and 80.0 feet East of said west line, a distance of 25.0 feet; thence East, parallel to and 25.0 feet North of said centerline of Piper Drive, a distance of 400.0 feet to the point of beginning, containing 0.23 acres of land, more or less.

4303 HUNTER  
Avenue

**EXHIBIT A**  
**(Legal Description of Leased Premises)**

Lot A Eastburn Outlots in the North one-half (1/2) of the East one-half (1/2) of the Southeast Quarter (1/4) of Section 5, Township 29 North, Range 12 East, Allen County, Indiana, according to the plat thereof, recorded in Plat Record 17, page 6, in the Office of the Recorder of Allen County, Indiana.

Parcel I:

That part of the Northeast Quarter of Section 5, in Township 29 North, Range 12 East, described as follows, to-wit:  
Commencing at a stone located at the Southeast corner of the Northeast Quarter of said Section 5; thence North along the East line of the Northeast Quarter of Section 5 a distance of 167.9 feet; thence West a distance of 544.1 feet to the East right-of-way line of Indiana State Highway No. 3; thence South 35 degrees 30 minutes West, along said highway line, a distance of 129.1 feet to a point located 59.2 feet along said highway line from the East and West half section line of said Section 5; thence Southeasterly a distance of 153 feet to a point located 17 feet North of said East and West half section line and 467.4 feet West of said East line of said Northeast Quarter of Section 5; thence South a distance of 17 feet to said East and West half section line; thence East along said East and West half section line a distance of 467.4 feet to the place of beginning.

Parcel II:

Part of the Southeast Quarter of the Northeast Quarter of Section 5, in Township 29 North, Range 12 East, more particularly described as follows, to-wit:  
Beginning at the intersection of the East and West Half Section line of said Section with the centerline of Indiana Highway Number 3 as now established; thence East on the said Half Section line, 229 feet; thence North 17 feet; thence Northwesterly 194 feet to a point which is in the centerline of said Highway and also is 75 feet Northeasterly from the point of beginning; thence Southwesterly on the centerline of said Highway 75 feet to the place of beginning.







CITY OF FT. WAYNE

DEC 20 2021 *cey*

COMMUNITY DEVELOPMENT



# STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R7 / 1-21)

Prescribed by the Department of Local Government Finance

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

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

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

### INSTRUCTIONS:

- 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 January 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 <b>Quoin Enterprises, LLC/TEG Investments, LLC/Fort Wayne Metals Research Products LLC</b>		
Address of taxpayer (number and street, city, state, and ZIP code) <b>PO Box 9040, Fort Wayne, IN 46899</b>		
Name of contact person <b>Troy Linder</b>	Telephone number <b>( 260 ) 747-4154</b>	E-mail address <b>tax@fwmetals.com</b>

## SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body <b>Fort Wayne Common Council</b>		Resolution number
Location of property <b>Various</b>	County <b>Allen</b>	DLGF taxing district number <b>Wayne</b>
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) <b>Rehabilitation and expansions of existing buildings for manufacturing and production.</b>		Estimated start date (month, day, year) <b>01/02/2022</b>
		Estimated completion date (month, day, year) <b>01/01/2027</b>

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

Current Number	Salaries	Number Retained	Salaries	Number Additional	Salaries
<b>1,075.00</b>	<b>\$54,970,361.00</b>	<b>1,075.00</b>	<b>\$54,970,361.00</b>	<b>354.00</b>	<b>\$22,704,394.00</b>

## SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values		
Plus estimated values of proposed project	<b>6,000,000.00</b>	
Less values of any property being replaced		
Net estimated values upon completion of project		

## SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (pounds) _____	Estimated hazardous waste converted (pounds) _____
Other benefits	

## SECTION 6 TAXPAYER CERTIFICATION

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

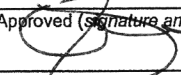

Signature of authorized representative <i>Halic Gospodareck</i>	Date signed (month, day, year) <b>12/20/2021</b>
Printed name of authorized representative <b>Halic Gospodareck</b>	Title <b>Tax Accountant</b>

**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, 2026. 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. 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>01/11/22</u>
Printed name of authorized member of designating body <u>SHARON TUCKER</u>	Name of designating body <u>CITY COUNCIL</u>	
Attested by (signature and title of attester) 	Printed name of attester <u>LISA N. DETREZZA</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. Except as provided in IC 6-1.1-12.1-18, 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. Except as provided in IC 6-1.1-12.1-18, 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 (R5 / 1-21)

Prescribed by the Department of Local Government Finance

CITY OF FT. WAYNE

DEC 20 2021 *CR4*

COMMUNITY DEVELOPMENT

FORM SB-1 / PP

**PRIVACY NOTICE**

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

**INSTRUCTIONS:**

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

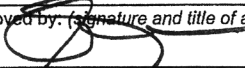
SECTION 1						TAXPAYER INFORMATION					
Name of taxpayer <b>Fort Wayne Metals Research Products, LLC</b>			Name of contact person <b>Troy Linder (troy_linder@fwmetals.com)</b>								
Address of taxpayer (number and street, city, state, and ZIP code) / <b>P.O. Box 9040 Fort Wayne, IN 46899</b>						Telephone number <b>( 260 ) 747-4154</b>					
SECTION 2						LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body <b>Fort Wayne Common Council</b>						Resolution number (s)					
Location of property <b>Various, see attachment</b>			County <b>Allen</b>			DLGF taxing district number <b>Wayne</b>					
Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. <i>(Use additional sheets if necessary.)</i>  Various equipment for the manufacture of fine and intermediate wire, computer equipment and hardware, testing, research and development equipment, and all other deemed necessary for continued growth.						ESTIMATED					
								START DATE		COMPLETION DATE	
						Manufacturing Equipment		01/02/2022		01/01/2027	
						R & D Equipment		01/02/2022		01/01/2027	
						IT Equipment		01/02/2022		01/01/2027	
SECTION 3						ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current Number <b>1075</b>		Salaries <b>\$54,970,361</b>		Number Retained <b>1075</b>		Salaries <b>\$54,970,361</b>		Number Additional <b>354</b>		Salaries <b>\$22,704,394</b>	
SECTION 4						ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.			MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT		
			COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	
Current values											
Plus estimated values of proposed project			9,500,000		250,000				250,000		
Less values of any property being replaced											
Net estimated values upon completion of project											
SECTION 5						WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
Estimated solid waste converted (pounds) _____						Estimated hazardous waste converted (pounds) _____					
Other benefits:											
SECTION 6						TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true.											
Signature of authorized representative <i>Halie Gospodareck</i>						Date signed (month, day, year) <b>12/20/2021</b>					
Printed name of authorized representative <b>Halie Gospodareck</b>						Title <b>Tax Accountant</b>					

**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, 2026. 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;            | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            | <input type="checkbox"/> Enhanced Abatement per IC 6-1.1-12.1-18<br>Check box if an enhanced abatement was approved for one or more of these types. |
| 2. Installation of new research and development equipment; | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |   |
| 3. Installation of new logistical distribution equipment.  | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |   |
| 4. Installation of new information technology equipment;   | <input checked="" type="checkbox"/> Yes | <input 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 \$ unlimited cost with an assessed value of \$ unlimited. (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 \$ unlimited cost with an assessed value of \$ unlimited. (One or both lines may be filled out to establish a limit, if desired.)
- G. Other limitations or conditions (specify) 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 type="checkbox"/> Year 5             | <input type="checkbox"/> Enhanced Abatement per IC 6-1.1-12.1-18<br>Number of years approved: _____<br>(Enter one to twenty (1-20) years; may not exceed twenty (20) years.) |
| <input type="checkbox"/> Year 6 | <input type="checkbox"/> Year 7 | <input type="checkbox"/> Year 8 | <input type="checkbox"/> Year 9 | <input checked="" type="checkbox"/> Year 10 |  |
- I. For a Statement of Benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?  Yes  No  
If yes, attach a copy of the abatement schedule to this form.  
If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

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

Approved by: (signature and title of authorized member of designating body) 	Telephone number (260) 427-1221	Date signed (month, day, year) 01/11/2022
Printed name of authorized member of designating body Sharon Tucker	Name of designating body City Council	
Attested by: (signature and title of attester) Shirren Richardson, Admin Assistant	Printed name of attester shirren richardson	

\* 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. Except as provided in IC 6-1.1-12.1-18, 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 3401 McArthur Drive, Fort Wayne, IN 46809 and 6901 and 6905 South Hanna Street, Fort Wayne, Indiana 46816 (Fort Wayne Metals Research Products, LLC/Quoin Enterprises, LLC/TEG Investments, LLC)**

**WHEREAS**, Common Council has previously designated and declared by Declaratory Resolution the following described properties 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**, petitioner will install new personal property manufacturing, research and development and information technology equipment for which deductions from assessed valuation will be claimed; and

**WHEREAS**, petitioner requests that personal property manufacturing, research and development and information technology approved under these designations that will be installed and receiving deductions from assessed valuation shall be allowed to be relocated from one designation to another (within the Economic Revitalization Areas designated herein) and be eligible for the remaining deductions from assessed valuation under I.C. 6-1.1-12.1-4.6; and

**WHEREAS**, said project will create 335 full-time permanent and 19 part-time jobs with an annual payroll of \$22,704,394 and an average created annual salary of \$64,136 and retain 1,013 full-time permanent and 62 part-time jobs with a total retained payroll of \$54,970,361 with the average retained, annual salary of \$51,135; and

**WHEREAS**, the total estimated project cost is \$16,000,000; 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, 2026, unless otherwise automatically extended in five year increments per I.C. 6-1.1-12.1-9.

1                   **SECTION 3.** That, said designation of the hereinabove described property as an  
2 "Economic Revitalization Area" shall apply to both a deduction of the assessed value of real estate  
3 improvements made between January 2, 2022 and January 1, 2027 and personal property for new  
4 manufacturing, research and development and information technology equipment improvements  
5 to be made between January 2, 2022 and January 1, 2027.

6                   **SECTION 4.** That, the estimate of the number of individuals that will be employed or  
7 whose employment will be retained and the estimate of the annual salaries of those individuals and  
8 the estimate of redevelopment or rehabilitation and estimate of the value of the personal property  
9 for new manufacturing, research and development and information technology equipment, all  
10 contained in Petitioner's Statement of Benefits are reasonable and are benefits that can be  
11 reasonably expected to result from the proposed described instillation of the new personal property  
12 manufacturing, research and development and information technology equipment.

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

- 15                   (a) If the proposed development does not occur, the approximate current year tax rates  
16 for this site would be \$3.2648/\$100.
- 17                   (b) If the proposed development does occur and no deduction is granted, the approximate  
18 current year tax rate for the site would be \$3.2648/\$100 (the change would be  
19 negligible).
- 20                   (c) If the proposed development occurs, and a deduction percentage of fifty percent (50%)  
21 is assumed, the approximate current year tax rate for the site would be \$3.2648/\$100  
22 (the change would be negligible).
- 23                   (d) If the real estate and personal property for new manufacturing, research and  
24 development and information technology equipment is not installed, the approximate  
25 current year tax rates for this site would be \$3.2648/\$100.
- 26                   (e) If the real estate and proposed personal property for new manufacturing, research and  
27 development and information technology equipment is installed and no deduction is  
28 granted, the approximate current year tax rate for the site would be \$3.2648/\$100 (the  
29 change would be negligible).
- 30                   (f) If the real estate and proposed personal property for new manufacturing, research and  
development and information technology equipment is installed and a deduction  
percentage of eighty percent (80%) is assumed, the approximate current year tax rate  
for the site would be \$3.2648/\$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 ten years, and that  
the deduction from the assessed value of personal property for new manufacturing, logistical and  
distribution and information technology equipment shall be for a period of ten 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%
7	30%
8	20%
9	10%
10	5%
11	0%

**SECTION 8.** The deduction schedule from the assessed value of personal property for new manufacturing, research and development and information technology equipment pursuant to I.C. 6-1.1-12.1-17 shall look like this:

Year of Deduction	Percentage
1	100%
2	90%
3	80%
4	70%
5	60%
6	50%
7	40%
8	30%
9	20%
10	10%
11	0%

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

**SECTION 10.** For personal property for new manufacturing, research and development 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

1 owner is required to file a personal property tax return in the taxing district in which the property for  
2 which the deduction was granted is located. If the taxpayer does not file a personal property tax  
3 return in the taxing district in which the property is located, the information must be provided by  
4 May 15.

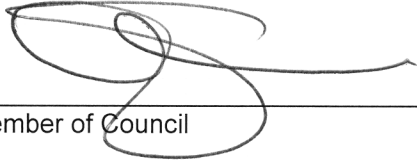
5 **SECTION 12.** The performance report must contain the following information:

- 6 A. The cost and description of real property improvements and/or purchase of real  
7 estate and new personal property for new manufacturing, logistical distribution, and  
8 information technology equipment.  
9 B. The number of employees hired through the end of the preceding calendar year as a  
10 result of the deduction.  
11 C. The total salaries of the employees hired through the end of the preceding calendar  
12 year as a result of the deduction.  
13 D. The total number of employees employed at the facility receiving the deduction.  
14 E. The total assessed value of the real and/or personal property deductions.  
15 F. The tax savings resulting from the real and/or personal property being abated.


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

18 **SECTION 14.** That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that has  
19 received a deduction under section 3 or 4.5 of this chapter may be required to repay the deduction  
20 amount as determined by the county auditor in accordance with section 10 of said chapter if the  
21 property owner ceases operations at the facility for which the deduction was granted and if the  
22 Common Council finds that the property owner obtained the deduction by intentionally providing  
23 false information concerning the property owner's plans to continue operation at the facility.

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

26   
27 \_\_\_\_\_  
28 Member of Council

29 APPROVED AS TO FORM A LEGALITY

30   
\_\_\_\_\_  
Carol Helton, City Attorney



Public Hearing Date: N/A

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

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

Read the third time in full and on motion by Councilperson Tucker, 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 11, 2022

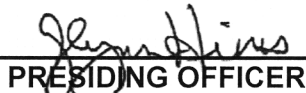
  
 \_\_\_\_\_  
 LANA R. KEESLING, CITY CLERK

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

Resolution No. R-22-01-15 on the 11th day of January, 2022

ATTEST:

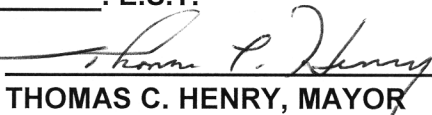
  
 \_\_\_\_\_  
 LANA R. KEESLING  
 CITY CLERK

  
 \_\_\_\_\_  
 PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 12th of January 2022, at the hour of 9:45 o'clock A.M. E.S.T.

  
 \_\_\_\_\_  
 LANA R. KEESLING, CITY CLERK

Approved and signed by me this 12<sup>TH</sup> day of JANUARY 2022, at the hour of 3:00 o'clock PM E.S.T.

  
 \_\_\_\_\_  
 THOMAS C. HENRY, MAYOR

