

RESOLUTION APPROVING DEDUCTION FROM ASSESSED VALUE  
OF REAL PROPERTY IMPROVEMENTS IN AN ALREADY DECLARED ECONOMIC  
REVITALIZATION AREA  
(Mid-West Metal Products Co., Inc.)

**WHEREAS**, the Indiana General Assembly has enacted a statute, I.C. 6-1.1-12.1 (the "Act"), authorizing certain deductions from the assessed value of new real property improvements (as defined in the Act) for the purposes of allowing partial abatement of real estate property taxes attributable to redevelopment or rehabilitation during the period beginning March 1, 1983 and ending December 31, 2015, in an area that is declared an economic revitalization area; and

**WHEREAS**, Mid-West Metal Products Co., Inc., will undertake new construction of a 60,000 square foot addition on a 14.3 acre site on the corner of Cowan Road and 23<sup>rd</sup> street in Delaware County, Indiana and legally described on the attached map and legal description during the above-described period; and

**WHEREAS**, by a previously adopted resolution, the Delaware County Council declared that the aforementioned area is an economic revitalization area, and authorizes deductions from assessed value of new real property improvements made in the area for purposes of taxation; and

**WHEREAS**, as a condition of approval of the designation as an economic revitalization area and ensuing abatement, Mid-West Metal Products Co., Inc., agrees to update the County Council on an annual basis with regard to the status of employment at the new manufacturing facility during the term of the life of the abatement.

**NOW, THEREFORE, BE IT RESOLVED** by the County Council of the County of Delaware in the State of Indiana:

1. The Delaware County Council has reviewed the Statement of Benefits (SB-1) and finds that the investment, jobs, and wage number are reasonable and sufficient benefit will occur to grant a three-year partial tax abatement.

2. The Delaware County Council, based on its review of the Statement of Benefits, hereby makes the following findings:

- a. That the estimate of value of the Project is reasonable for projects of this nature.
- b. That the estimate of the number of individuals who will be employed or whose employment will be retained as a result of the proposed Project can reasonably be expected to result from the Project.
- c. That the estimate of annual salaries of those individuals who will be employed or whose employment will be retained can reasonably be expected to result from the proposed Project.
- d. That the totality of benefits from the proposed Project is sufficient to justify a three-year tax abatement.

3. The Delaware County Council finds and determines that the new construction described to be undertaken in the above described period beginning March 1, 1983 and ending December 31, 2015, by Mid-West Metal Products Co., Inc., shall be allowed a deduction from the assessed value of

said improvements in accordance with the provisions of I.C. 6-1.1-12.1-1 et. seq.

4. The Delaware County Auditor shall take such further actions as may be required to carry out the purposes of this Resolution to ensure the eligibility of said new real property improvements for purposes of allowing a deduction from the assessed value of said improvements for three (3) years in accordance with the provisions of I.C. 6-1.1-12.1-4.

<u>Year</u>	<u>Tax Abatement Percentage</u>
1	100%
2	66%
3	33%

5. This Resolution shall be in full force and law may require effect from and after its passage by the Delaware County Council.

	Yes	No	Abstain
Chris Matchett, President	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mary Chambers <i>Mary Chambers</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ron Quakenbush <i>Ron Quakenbush</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rick Spangler	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Scott Alexander <i>Scott Alexander</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mike Jones <i>Mike Jones</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kevin Nemyer <i>Kevin Nemyer</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

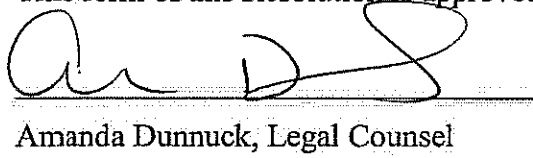
Passed by the County Council of Muncie, Indiana this 26 day of May 2015.

*Chris Matchett*  
 \_\_\_\_\_  
 Chris Matchett, President

ATTEST:

  
Steven Craycraft, Auditor

This form of this Resolution is approved by the Delaware County Council Attorney.

  
Amanda Dunnuck, Legal Counsel

This form of this Resolution is approved by the Delaware County Council member.

\_\_\_\_\_  
(to be filed in by Brad)

**APPLICATION FOR TAX ABATEMENT  
REAL PROPERTY**

This completed application, including a map identifying the general location of the facility, should be signed by the owner (or representative) of the new building and submitted to:

**Delaware County Council  
c/o Vision 2016  
P.O. Box 842  
Muncie, IN 47308-0842  
PH: 765.751.9106  
Please type or print.**

Date: **05-12-2015** Name of Company: **Mid-West Metal Products, LLC**

Address of Property: **3142 South Cowan Road, Muncie, IN 47302**

Township: \_\_\_\_\_

Current Zoning: \_\_\_\_\_

Is legal description attached? Yes  No \_\_\_\_\_ (If possible, please provide at time of application.)

Property Owner (s): **Same as above**

Name \_\_\_\_\_ Name \_\_\_\_\_

Address \_\_\_\_\_ Address \_\_\_\_\_

Owner's Representative:

Name: **Carl Rolfsen** Telephone: **765-287-3127**

Address: **Mid-West Metal Products, LLC, 3142 South Cowan Road, Muncie, IN 47302**

Is property / facility served by adequate utilities?

Yes  No \_\_\_\_\_

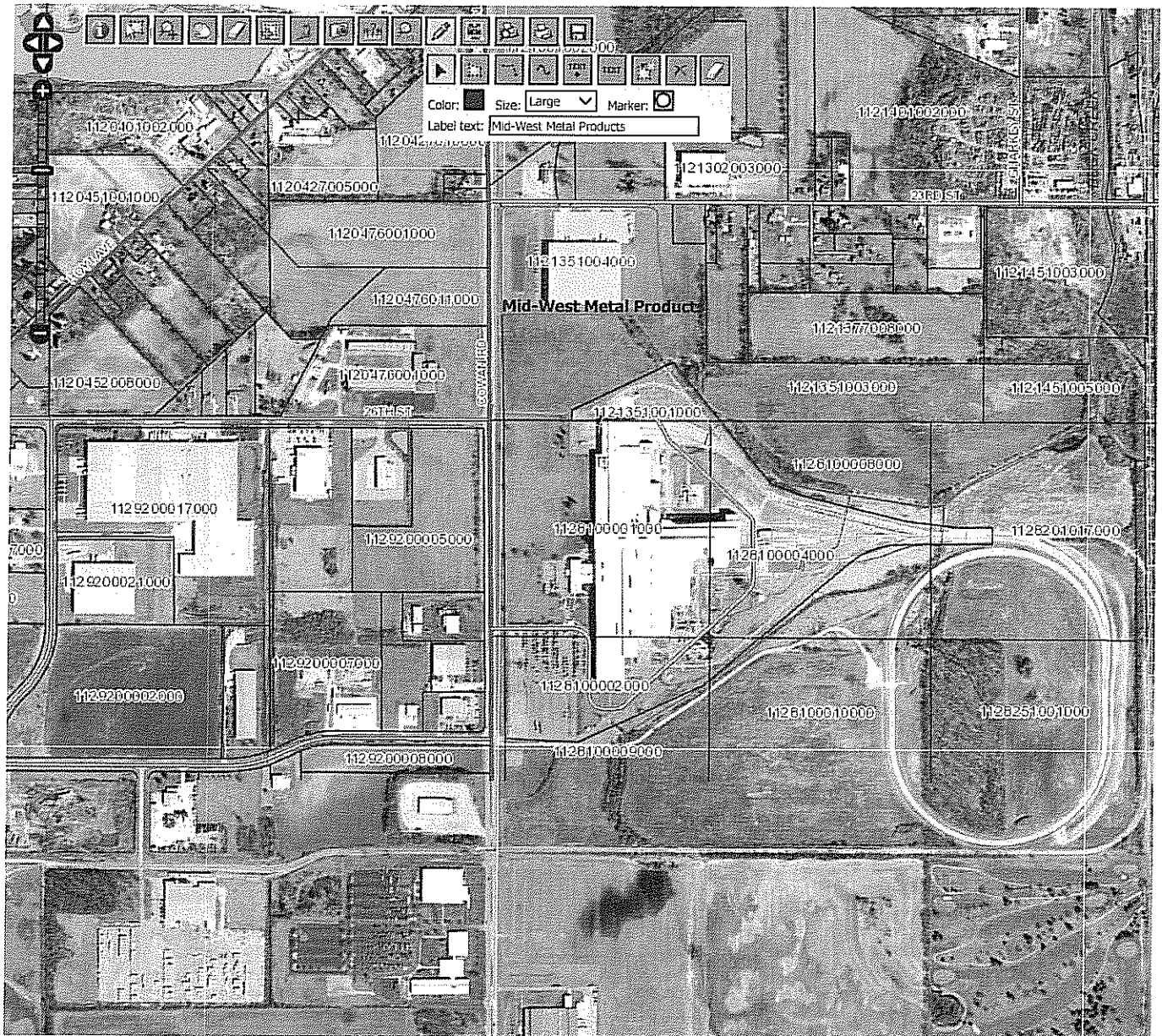
Are present utilities adequate for new improvements?

Yes  No \_\_\_\_\_

If not, please explain:

Describe the new physical improvements that will be made on the property, how the new property will be used, and the projected cost:

**Mid-West Metal intends add approximately 60,000 SF to the existing warehouse at 3142 S. Cowan Road in order to allow stocking more product so the increasing sales demand can be fulfilled in a timely manner.**



660 ft



406070.64, 1792981.67



S Cowan Rd

100 W

S Cowan Rd

100 W



Red Dog Saloon

Cardtronics ATM

ATM

W 23rd St

Bartlett Corporation

W 23rd St

Mid-West Metal Products Co Inc

Vectren Energy Delivery

W 26th St

es Rd

100

Google





**STATEMENT OF BENEFITS  
REAL ESTATE IMPROVEMENTS**

State Form 51767 (R3 / 12-11)  
Prescribed by the Department of Local Government Finance

20\_\_ PAY 20\_\_

FORM SB-1 / Real Property

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)
- Eligible vacant building (IC 6-1.1-12.1-4.8)

**INSTRUCTIONS:**

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987, and areas designated after July 1, 1987, require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, **BEFORE** a deduction may be approved.
3. To obtain a deduction, application Form 322 ERA/RE or Form 322 ERA/VBD, Whichever is applicable, must be filed with the County Auditor by the later of: (1) May 10; or (2) thirty (30) days after the notice of addition to assessed valuation or new assessment is mailed to the property owner at the address shown on the records of the township assessor, if any, or the county assessor.
4. Property owners whose Statement of Benefits was approved after June 30, 1991, must attach a Form CF-1/Real Property annually to the application to show compliance with the Statement of Benefits. [IC 6-1.1-12.1-5.1(b) and IC 6-1.1-12.1-5.3(j)]
5. The schedules established under IC 6-1.1-12.1-4(d) for rehabilitated property and under IC 6-1.1-12.1-4.8(1) for vacant buildings apply to any statement of benefits approved on or after July 1, 2000, unless an alternative deduction schedule is adopted by the designating body (IC 6-1.1-12.1-17). The schedules effective prior to July 1, 2000, shall continue to apply to a statement of benefits filed before July 1, 2000.

**SECTION 1 TAXPAYER INFORMATION**

Name of taxpayer <b>Mid-West Metal Products, LLC</b>		
Address of taxpayer (number and street, city, state, and ZIP code) <b>3142 South Cowan Road, Muncie, IN 47302</b>		
Name of contact person <b>Carl Rolfsen</b>	Telephone number <b>(765) 287-3127</b>	E-mail address <b>crofsen@midwestmetal.com</b>

**SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT**

Name of designating body <b>Delaware County Council</b>		Resolution number
Location of property <b>3142 S. Cowan Road, Muncie, IN 47302</b>	County <b>Delaware</b>	DLGF taxing district number <b>18002</b>
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) <b>Add 60,000 SF to existing warehouse including docks</b>		Estimated start date (month, day, year) <b>09/07/2015</b>
		Estimated completion date (month, day, year) <b>03/16/2016</b>

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

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
45.00	\$1,282,320.00	45.00	\$1,282,320.00	3.00	\$85,488.00

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

NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values	5,858,800.00	6,042,900.00
Plus estimated values of proposed project	2,168,540.00	
Less values of any property being replaced	0.00	
Net estimated values upon completion of project	8,027,340.00	

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

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

**SECTION 6 TAXPAYER CERTIFICATION**

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

Signature of authorized representative <i>Carl Rolfsen</i>	Title <b>CEO</b>	Date signed (month, day, year) <b>5-13-2015</b>
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## Indiana Tax Abatement Results

- Delaware County, Center Township - Muncie Sanit
- Tax Rate (2014): 2.7228
- Project Name: Midwest Metal Distribution / Headquarters Expansion

Real Property: \$2,168,540.00

	Abatement Percentage	With Abatement			Without Abatement			Estimated Tax Abatement Savings
		Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	
Year 1	11%	\$ 52,550.00	\$0.00	\$52,550.00	\$59,045.00	\$0.00	\$59,045.00	\$6,495.00
Year 2	66%	\$ 20,075.00	\$0.00	\$20,075.00	\$59,045.00	\$0.00	\$59,045.00	\$38,970.00
Year 3	33%	\$ 39,560.00	\$0.00	\$39,560.00	\$59,045.00	\$0.00	\$59,045.00	\$19,485.00
<b>Totals</b>		\$112,185.00	\$0.00	\$112,185.00	\$177,135.00	\$0.00	\$177,135.00	\$64,950.00

### Disclosures

- The abatement calculations were prepared by Umbaugh, a financial consulting firm, in conjunction with Hoosier Energy, based on current State statute. This calculation is intended to provide an ILLUSTRATIVE and PRELIMINARY indication of the level of property taxes and potential tax savings for a proposed investment based on certain assumptions. Please read the Disclosures carefully.
- Companies must consult their own tax advisors to determine their actual tax liability and to prepare their annual Indiana tax filings.
- To be eligible to receive property tax abatements in Indiana, a Company must follow a specific application process. Please contact your Hoosier Energy representative for further guidance.
- Assumes pay 2014 property tax rates, as provided by the Department of Local Government Finance.
- Actual assessed value of a structure will be determined by the local Assessor. This value may be materially different from value provided for this estimate.
- Real property in Indiana is subject to annual adjustments of assessed value to the market value of the structure based on annual sales data ("Trending").
- All personal property (equipment) is assumed to be new, and is assumed to be depreciated in Pool #2 (5-8 year depreciable life). A mixture of new and existing equipment (as well as a mixture of depreciation pools) will produce different tax savings results.
- Assumes a one-time investment in real and personal property. Staggering the investments may have a material effect on the actual value of tax abatements.
- Includes the calculation of Minimum Value Ratio (MVR) for tax abatement of personal property which effectively increases the assessed value used in the abatement calculation when the taxpayer is subject to the 30% floor. The MVR equals the adjusted assessed value at the 30% floor divided by the depreciated assessed value of the equipment.
- Includes the application of the Circuit Breaker Tax Credit, which limits the total property tax liability of a taxpayer to 3.00% of the gross assessed value of commercial/industrial real and depreciable personal property.
- The tax abatement savings value is an ESTIMATE based on preliminary information entered into this calculator. Actual abatement savings may differ materially from the results of this calculator, based on the timing of the investment, actual assessment of structures, differences in the depreciation pools for personal property, annual changes in tax rates, adoption of a local option income tax for property tax relief purposes, changes to Indiana property tax law or regulations, or changes in assessment methodology.
- The results of this calculator should be treated as an ESTIMATE available for illustrative purposes only, and should be treated as an estimate when discussing, negotiating and offering incentives; and should be noted as such in memoranda and legal documents related thereto.



## EQUAL EMPLOYMENT OPPORTUNITY

### STATEMENT

The undersigned company agrees to comply with Executive Orders 11246 and 11478, and the rules, regulations and relevant orders of the Secretary of Labor. No segregated facilities will be maintained on said company's premises as required by Title VI of Civil Rights Act of 1964. Furthermore, the undersigned company attests to and agrees to the following policies regarding equal employment opportunity and affirmative action:

There will be no discrimination against any employee or applicant for employment because of race, religion, color, age sex, handicap, or national origin.

Affirmative action will be taken to ensure that applicants are employed and that employees are treated during employment with out regard to their race, religion, color, age sex, handicap, or national origin.

All qualified applicants will receive consideration for employment without regard to race, religion, color, age sex, handicap, or national origin.

There will be no discrimination against any employee or applicant for employment because he or she is a disabled veteran or a veteran of the Vietnam Era in regard to any position for which the employee or applicant for employment is qualified.

Affirmative action will be taken to treat qualified disabled veterans and veterans of the Vietnam Era without discrimination based upon their disability or veteran status.

The company further agrees to post in conspicuous places, available to both employees and applicants for employment, notices to be provided setting forth the provisions of these non-discriminating clauses and policies.

The previous policies will be adhered to in such employment practices as hiring, upgrading, demotion or transfer, recruitment, advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship.

Steven M. Smith, CEO  
Name/Title

MID-WEST METAL PRODS. CO., INC.  
Company Name

May 12, 2015  
Date

IF THERE ARE NO PRIOR DELINQUENCIES, A FIVE PERCENT (5%) PENALTY WILL BE ADDED IF THE INSTALLMENT OF THE TAX BILL IS PAID WITHIN THIRTY (30) CALENDAR DAYS AFTER THE DUE DATE. A TEN PERCENT (10%) PENALTY WILL BE ADDED IF AN INSTALLMENT OF THE TAX BILL IS NOT PAID WITHIN THIRTY (30) CALENDAR DAYS AFTER THE DUE DATE OR THERE ARE PRIOR DELINQUENCIES. NOTICE: THIS TAX BILL IS THE ONLY NOTICE YOU WILL RECEIVE FOR PAYMENT OF BOTH INSTALLMENTS FOR YOUR 2014/PAY 2015 TAXES. PLEASE NOTE THAT FOR MOBILE HOMES, THIS BILL REFLECTS TAXES ASSESSED AND DUE IN 2016.

DELAWARE COUNTY TREASURER  
 Payment Processing  
 P.O. Box 2589  
 Fort Wayne, IN 46801-2589

2015 DELAWARE COUNTY - SPRING INSTALLMENT - A

COUNTY PARCEL NUMBER: 18-11-21-351-004.000-002  
 STATE PARCEL NUMBER: 11-21-351-004.000-002

Delinquent After **May 11, 2015**

MAKE CHECK PAYABLE TO: DELAWARE COUNTY TREASURER



MID-WEST METAL PRODUCTS LLC T145 P1  
 PO BOX 1031  
 MUNCIE IN 47308-1031

Pay This Amount For  
 SPRING Payment **\$ 92,952.88**

Remit By Mail To

DELAWARE COUNTY TREASURER  
 Payment Processing  
 P.O. Box 2589  
 Fort Wayne, IN 46801-2589

SPRING

11213510040000020009295288002



11213510040000020009295288002

Detach and Return Coupon With SPRING Payment

NOTICE: THIS TAX BILL IS THE ONLY NOTICE YOU WILL RECEIVE FOR PAYMENT OF BOTH INSTALLMENTS OF YOUR 2014/PAY 2015 PROPERTY TAX.

CO. PARCEL: 11-21-351-004.000-002  
 STATE PARCEL: 18-11-21-351-004.000-002  
 TAXPAYER'S NAME: MID-WEST METAL PRODUCTS LLC

DATE OF STATEMENT: April 15, 2015

MAILING ADDRESS: PO BOX 1031  
 MUNCIE IN 47308-1031

TOTAL CHARGES  
 Tax \$80,643.50  
 Special Assessments \$2,309.88  
 Additional Assessments \$0.00  
 Delinquent Penalty \$0.00  
 Delinquent Tax \$0.00  
 Delinquent SA Tax \$0.00  
 Delinquent SA Penalty \$0.00  
 Fees \$0.00  
 Auditor Corrections \$0.00  
 Total Payments \$82,952.88  
 Total Amount Due \$82,952.88  
 Total Surplus \$0.00

SPRING AMOUNT  
 \$80,643.50  
 \$2,309.88  
 \$0.00  
 \$0.00  
 \$0.00  
 \$0.00  
 \$0.00  
 \$0.00  
 \$0.00  
 \$0.00  
 \$0.00  
 \$82,952.88  
 \$0.00

FALL AMOUNT  
 \$80,643.50  
 \$2,295.00  
 \$0.00  
 \$0.00  
 \$0.00  
 \$0.00  
 \$0.00  
 \$0.00  
 \$0.00  
 \$0.00  
 \$0.00  
 \$82,938.50  
 \$0.00

BILL CODE #: 3142 S COWAN RD  
 PROPERTY LOCATION: PT SW QTR SW QTR S21 T20 R10 14.380 AC  
 LEGAL DESCRIPTION:

Instructions to Taxpayer

- Mail to: Delaware County Treasurer, Payment Processing, P.O. Box 2589, Fort Wayne, IN 46801-2589
  - To be considered on time, payments must be postmarked on or before the tax installment due dates.
  - and must have sufficient postage.
- In Person: Delaware County Building, Treasurer's Office Room 102 - 8:30 AM - 4:00 PM Monday through Friday
- Credit Card Payments: To pay your property taxes by credit card: Visit [www.co.delaware.in.us/taxpayments](http://www.co.delaware.in.us/taxpayments). The credit card vendor will add a convenience fee to process the credit card payment. All payments will be processed through EGOV.
  - The following credit cards will be accepted: VISA, MasterCard, and Discover.
- Please allow 7-10 business days for processing. You may verify your payment online by visiting [www.co.delaware.in.us/taxpayments](http://www.co.delaware.in.us/taxpayments). Please use your cancelled check as a valid receipt.
- Please call the following phone number to contact the Treasurer's Office: (766) 747-7908.
- The Delaware County Treasurer's Office has implemented a payment plan option for those taxpayers who do not have taxes escrowed or who find themselves delinquent with their taxes.

Thank you for your cooperation.  
 Important Note: If your mortgage company is responsible for the payment of your taxes, please forward this statement intact to them immediately.  
 Detach and Return Coupon With FALL Payment

IF THERE ARE NO PRIOR DELINQUENCIES, A FIVE PERCENT (5%) PENALTY WILL BE ADDED IF THE INSTALLMENT OF THE TAX BILL IS PAID WITHIN THIRTY (30) CALENDAR DAYS AFTER THE DUE DATE. A TEN PERCENT (10%) PENALTY WILL BE ADDED IF AN INSTALLMENT OF THE TAX BILL IS NOT PAID WITHIN THIRTY (30) CALENDAR DAYS AFTER THE DUE DATE OR THERE ARE PRIOR DELINQUENCIES. NOTICE: THIS TAX BILL IS THE ONLY NOTICE YOU WILL RECEIVE FOR PAYMENT OF BOTH INSTALLMENTS FOR YOUR 2014/PAY 2015 TAXES. PLEASE NOTE THAT FOR MOBILE HOMES, THIS BILL REFLECTS TAXES ASSESSED AND DUE IN 2016.

DELAWARE COUNTY TREASURER  
 Payment Processing  
 P.O. Box 2589  
 Fort Wayne, IN 46801-2589

2015 DELAWARE COUNTY - FALL INSTALLMENT - B

COUNTY PARCEL NUMBER: 11-21-351-004.000-002  
 STATE PARCEL NUMBER: 18-11-21-351-004.000-002

Delinquent After **November 10, 2015**

MAKE CHECK PAYABLE TO: DELAWARE COUNTY TREASURER



MID-WEST METAL PRODUCTS LLC  
 PO BOX 1031  
 MUNCIE IN 47308-1031

Pay This Amount For  
 FALL Payment **\$ 92,938.50**

Remit By Mail To

DELAWARE COUNTY TREASURER  
 Payment Processing  
 P.O. Box 2589  
 Fort Wayne, IN 46801-2589

FALL

11213510040000020009293850001



11213510040000020009293850001



DELAWARE COUNTY TREASURER

May 08, 2015

Batch C10286SD

Seq 212-218

Payment Breakdown

Parcel	Amount Due	Payment Applied	Remaining Balance
02-13-378-103.000-002	101,372.70	50,686.35	50,686.35
11-21-351-004.000-002	185,891.38	92,952.88	92,938.50
11-21-351-005.000-002	357.98	183.99	173.99
11-29-152-006.000-002	12,647.20	6,328.60	6,318.60
11-29-200-010.000-002	16,582.58	8,296.29	8,286.29
11-29-200-012.000-002	94.00	52.00	42.00
11-29-200-014.000-002	11,322.40	5,666.20	5,656.20
<b>Totals:</b>	<b>328,268.24</b>	<b>164,166.31</b>	<b>164,101.93</b>

Payments

MID-WEST METAL PRODUCTS LLC

Check #133705 164,166.31

Total: 164,166.31

Tendered: 164,166.31

Change: 0.00



P.O. Box 1091, Muncie, IN 47308

Key National Association  
52.2  
142

Check No: 133732

Date: 6/12/2015

133732

Two Hundred Fifty and no/100 USD

Amount

\*\*\*\*\*250.00

Pay to the Order of DELAWARE COUNTY TREAS.

100 WEST MAIN  
P.O. BOX 1089  
MUNCIE, IN 47308  
USA



*Carol Roper*

⑆ 133732⑆ ⑆01200022⑆ 619010001623⑆

PRESCRIBED BY STATE BOARD OF ACCOUNTS - DELAWARE COUNTY 1991

OFFICE OF DELAWARE COUNTY AUDITOR  
**QUIETUS**  
MUNCIE, INDIANA

**NO**

DATE 05/14/15

QUE0115817

I HEREBY CERTIFY THAT: MID-WEST METAL PRODUCTS HAS FILED IN MY OFFICE THE RECEIPT OF THE TREASURER OF DELAWARE COUNTY, INDIANA IN THE SUM OF 250.00

METHOD OF PAYMENT: CHECK  
\*\*\*\*\*  
QUIETUS NO. QUE0115817  
\*\*\*\*\*  
ACCOUNT DESCRIPTION AMOUNT  
1000-000-4-06500-000 TAX ABATEMENT 250.00  
TAX ABATEMENT

STEVE CRAYCRAFT  
AUDITOR OF DELAWARE CO, INDIANA

⑆ 133732⑆