

R & B Wagner, Inc.
4480 N. 124th Street

Tax Exempt Bond Project

I. Company

R & B Wagner is a manufacturer and a distributor of hand-rail products and systems, and a contract manufacturer in the specialty area of tube bending and fabricating. Wagner has operations in Milwaukee, Butler, and West Allis. Affiliated companies include Advance Stamping Co., Johann Tube & Pipe Benders, Inc., J.G. Braun Co., and Wagner Ornamental Products. The company's origins date back to 1850.

II. Proposed Project

The company proposes to acquire a complex of industrial buildings at 106th & Brown Deer Road. The buildings were previously occupied by Terex, Inc. The project site consists of 15+ acres with three buildings totaling 139,000 s.f. Wagner proposes to update the HVAC and electrical systems in all buildings, install new loading docks and replace the roof on the largest building. Subsequent to that, Wagner will renovate approximately 15,000 s.f. of office space. Equipment from the company's present facility will be moved to this location as well as approximately \$1,500,000 of new equipment, including CNC bending machines, punch presses, CNC machining centers and welding equipment.

III. Estimated Project Costs

Project costs estimated as follows:

Site Acquisition	\$4,800,000
Site Improvement	100,000
New Construction	350,000
Remodeling	400,000
Equipment	1,500,000
Furniture & Fixture	100,000
Relocation	350,000
Other	<u>200,000</u>
Total	\$7,800,000

IV. Employment

The company presently employs 147 workers, including 48 minorities. The company expects to hire 20 additional employees within one year of project completion, and up to 66 additional employees within four years. Positions include professional and engineering, technical and clerical, craft and maintenance, production and fabricators, and general laborers.

