

3 A CONFIRMING RESOLUTION designating an "Economic
4 Revitalization Area" under I.C. 6-1.1-12.1 for property commonly
5 known as 9609 Ardmore Avenue, 9733 Ardmore Avenue, 9503 Ardmore Avenue,
6 9823 Ardmore Avenue, 9735 Ardmore Avenue, 9821 Ardmore Avenue, 4010 Piper
7 Drive, 9307 Avionics Drive, 3618 Ferguson Road, 10222 Airport Drive, and 3401
8 McArthur Drive, Fort Wayne, Indiana 46809 (Quoin Enterprises, LLC/Labeca,
9 LLC/Fort Wayne Metals Research Products Corporation)

10 WHEREAS, Common Council has previously designated and declared by Declaratory Resolution
11 the following described property as an "Economic Revitalization Area" under Sections 153.13-153.24 of
12 the Municipal Code of the City of Fort Wayne, Indiana, and I.C. 6-1.1-12.1, to wit:

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

14 WHEREAS, petitioner will install new manufacturing equipment for which deductions from
15 assessed valuation will be claimed; and

16 WHEREAS, petitioner requests that new manufacturing equipment approved under these
17 designations that will be installed and receiving deductions from assessed valuation shall be allowed to be
18 relocated from one designation to another (within the Economic Revitalization Areas designated herein)
19 and be eligible for the remaining deductions from assessed valuation under I.C. 6-1.1-12.1-4.6; and

20 WHEREAS, said project will create 5 full-time and 2 part-time, permanent jobs for a total new,
21 annual payroll of \$235,696, with the average new annual job salary being \$33,671 and retain 97 full-time
22 and 3 part-time permanent jobs for a total current annual payroll of \$4,157,904, with the average current,
23 annual job salary being \$41,579; and

24 WHEREAS, the total estimated project cost is \$4,600,000; and

25 WHEREAS, a recommendation has been received from the Committee on Finance concerning
26 said Resolution; and

27 WHEREAS, notice of the adoption and substance of said Resolution has been published in
28 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
29 Resolution.

30 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, 2016, unless otherwise automatically extended in five
year increments per I.C. 6-1.1-12.1-9.

SECTION 3. That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall apply to a deduction of the assessed value of real estate and personal property for new manufacturing, information technology, and logistical distribution equipment.

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

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

- (a) If the proposed development does not occur, the approximate current year tax rates for this site would be \$2.9006/\$100.
- (b) If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be \$2.9006/\$100 (the change would be negligible).
- (c) If the proposed development occurs, and a deduction percentage of fifty percent (50%) is assumed, the approximate current year tax rate for the site would be \$2.9006/\$100 (the change would be negligible).
- (d) If the proposed new manufacturing, information technology, and logistical distribution equipment is not installed, the approximate current year tax rates for this site would be \$2.9006/\$100.
- (e) If the proposed new manufacturing, information technology, and logistical distribution equipment is installed and no deduction is granted, the approximate current year tax rate for the site would be \$2.9006/\$100 (the change would be negligible).
- (f) If the proposed new manufacturing, information technology, and logistical distribution equipment is installed and a deduction percentage of eighty percent (80%) is assumed, the approximate current year tax rate for the site would be \$2.9006/\$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 the new manufacturing, information technology, and logistical distribution equipment shall be for a period of ten years.

SECTION 7. The deduction schedule from the assessed value of the real property pursuant to I.C. 6-1.1-12.1-17 shall look like this:

Year of Deduction	Percentage
1	100%

2	95%
3	80%
4	65%
5	50%
6	40%
7	30%
8	20%
9	10%
10	5%

SECTION 8. The deduction schedule from the assessed value of new manufacturing, information technology, and logistical distribution 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%

SECTION 9. That, pursuant to I.C. 6-1.1-12.1-4.6, the new manufacturing equipment to be installed and claimed for deductions from assessed valuation may be relocated from one economic revitalization area to another economic revitalization area designation approved under this resolution. The new manufacturing equipment shall remain eligible for the remaining deductions from assessed valuation.

SECTION 10. 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 11. For new manufacturing, information technology, and logistical distribution 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

subsequent years, the performance report must be updated and submitted along with the deduction application at the time of filing.

SECTION 12. 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 subsequent years, the performance report must be updated each year in which the deduction is applicable at the same time the property owner is required to file a personal property tax return in the taxing district in which the property for which the deduction was granted is located. If the taxpayer does not file a personal property tax return in the taxing district in which the property is located, the information must be provided by May 15.

SECTION 13. The performance report must contain the following information:

- A. The cost and description of real property improvements and/or new manufacturing, information technology, and logistical distribution equipment acquired.
- B. The number of employees hired through the end of the preceding calendar year as a result of the deduction.
- C. The total salaries of the employees hired through the end of the preceding calendar year as a result of the deduction.
- D. The total number of employees employed at the facility receiving the deduction.
- E. The total assessed value of the real and/or personal property deductions.
- F. The tax savings resulting from the real and/or personal property being abated.

SECTION 14. That, the taxpayer is non-delinquent on any and all property tax due to jurisdictions within Allen County, Indiana.

SECTION 15. 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 16. That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

Member of Council

APPROVED AS TO FORM A LEGALITY

Carol Helton, City Attorney

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE: Confirming Resolution

DEPARTMENT REQUESTING ORDINANCE: Community Development Division

SYNOPSIS OF ORDINANCE: Quoin Enterprises, LLC/Labeca, LLC/Fort Wayne Metals Research Products Corporation is requesting the designation of an Economic Revitalization Area for both real and personal property improvements in the amount of \$4,600,000. In order to expand, Quoin Enterprises, LLC/Labeca, LLC/Fort Wayne Metals Research Products Corporation will demolish a wood frame pole barn and construct a new concrete steel building in its place. They will also purchase and install new manufacturing, logistical distribution, and information technology equipment.

EFFECT OF PASSAGE: Installing new equipment and constructing the building will allow Quoin Enterprises, LLC/Labeca, LLC/Fort Wayne Metals Research Products Corporation to maintain a competitive manufacturing environment. Five full-time and two part-time jobs will be created.

EFFECT OF NON-PASSAGE: Potential loss of development, five full-time jobs, and two part-time jobs.

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

ASSIGNED TO COMMITTEE (PRESIDENT): Russ Jehl and John Crawford

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

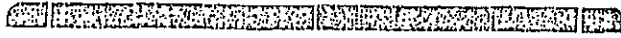


EXHIBIT A

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.

9323 Anomom

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

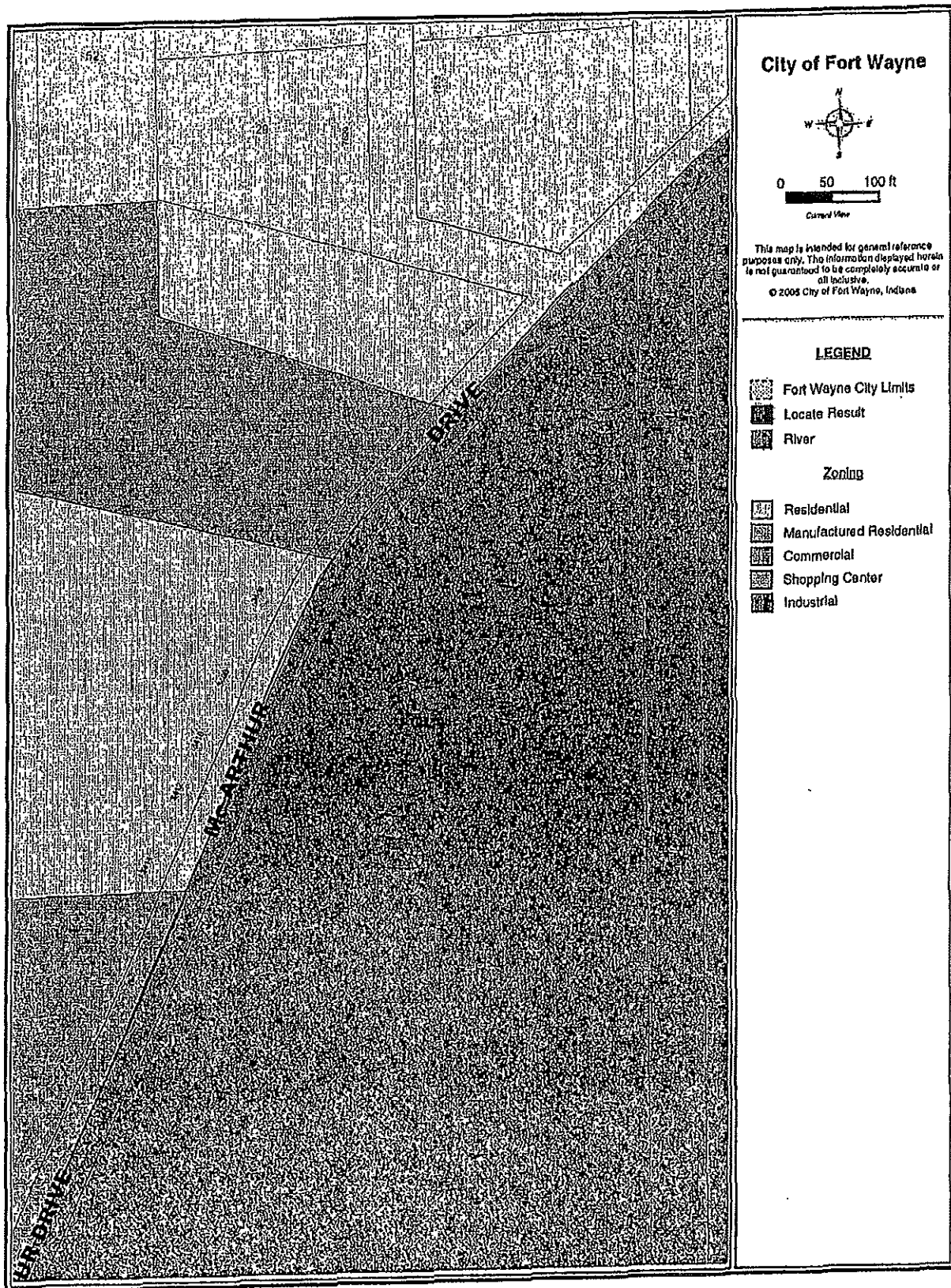
Exhibit A

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



STATE OF SURVEY

1/4 Sec. SW SEC

EXHIBIT A

HOFER AND DAVIS, Inc.

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

MOORE, W. DAVIS	LS. No. 880030	
HANE C. HOFER	LS. No. 900010	
WILLIAM S. DAVIS (RET.)	LS. No. S-0053	LS. No. 18114 (HOFER)
CARL A. HOFER (RET.)	LS. No. 10031	P.E. No. 7122
A. K. HOFER (1988)	LS. No. 10504	P.E. No. 72

3618 Ferguson

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 re-survey was executed wholly under the direction of the undersigned in accordance with the standards as set forth in the Indiana Administrative Code Title 863, Article 1.1, Chapter 13 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.

Haer 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 88 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 S. 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
-	.278	less EX. 1, 2, 3
	2.732	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 HCH.

OWNER/CUSTOMER HOFER / HOFER
JOB NO. 9311145
FIELD WORK ON: DEC. 17, 1993
FILE NO. 888 FIELD (6)

SCALE 1 inch = 100'

FLOOD PLAIN CERTIFICATE

THIS PARCEL LIES IN ZONE X PER FIRM MAP
PANEL 385 ALLEN CO. IN EFFECTIVE SEPT. 90.
1990. (SUBJECT TO MAP SCALE UNCERTAINTY)
(OUTLINE FLOOD HAZARD)

IN WITNESS WHEREOF, I place my hand and seal

this 7th day of DECEMBER 1993

HANE C. HOFER

