

BILL NO. R-17-10-26

CONFIRMING RESOLUTION NO. R-_____

A CONFIRMING RESOLUTION designating an "Economic Revitalization Area" and approving a waiver of non-compliance under I.C. 6-1.1-12.1 for property commonly known for properties commonly known as 9609 Ardmore Avenue, 9733 Ardmore Avenue, 9503 Ardmore Avenue, 9823 Ardmore Avenue, 9735 Ardmore Avenue, 9413 Ardmore Avenue, 9821 Ardmore Avenue, 4010 Piper Drive, 4202 Piper Drive, 9307 Avionics Drive, 3618 Ferguson Road, 3401 McArthur Drive, Drive, Fort Wayne, Indiana 46809 (Labeca, LLC/Quoin Enterprises, LLC)

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

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

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

WHEREAS, petitioner requests that new manufacturing equipment 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 23 full-time, permanent jobs for a total new, annual payroll of \$1,196,864, and retain 105 full-time permanent jobs and two part-time jobs for a total current annual payroll of \$5,498,022, with the average current, annual job salary being \$51,383; and

WHEREAS, the total estimated project cost is \$6,600,000; and

WHEREAS, representatives of Labeca, LLC/Quoin Enterprises, LLC informed Common Council that the personal property improvements for which they are requesting designation of an Economic Revitalization Area under I.C. 6-1.1-12.1 have been initiated; and

WHEREAS, Labeca, LLC/Quoin Enterprises, LLC has submitted a written request for a waiver of non-compliance under I.C. 6-1.1-12.1-11.3; and

1 **WHEREAS**, I.C. 6-1.1-12.1-11.3 permits non-compliance events such as the
2 untimely filing of an application, statement of benefits, or another document required to be
3 filed under I.C. 6-1.1-12.1; and

4 **WHEREAS**, the Common Council acknowledges that Labeca, LLC/Quoin
5 Enterprises, LLC has requested a waiver of non-compliance which the Common Council has
6 the power and authority to approve under I.C. 6-1.1-12.1-11.3; and

7 **WHEREAS**, Common Council finds that Labeca, LLC/Quoin Enterprises, LLC did not
8 comply with I.C. 6-1.1-12.1 by:

9 (a) failure to submit the completed statement of benefits form to the Common
10 Council before initiation of redevelopment or rehabilitation, and

11 (b) failure to designate an area as an economic revitalization area before the
12 initiation of redevelopment or rehabilitation, and

13 (c) failure to file a timely deduction application

14 **WHEREAS**, representatives of Labeca, LLC/Quoin Enterprises, LLC were in
15 attendance and presented testimony on why a waiver should be granted; and

16 **WHEREAS**, a recommendation has been received from the Committee on Finance
17 on said Resolution; and

18 **WHEREAS**, notice of the adoption and substance of said Resolution has been
19 published in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 and a public hearing has
20 been conducted on said Resolution; and

21 **WHEREAS**, each taxing unit within the new economic revitalization area will be
22 notified of the proposed resolution.

23 **WHEREAS**, if said Resolution involves an area that has already been designated an
24 allocation area under I.C. 36-7-14-39, The Fort Wayne Redevelopment Commission has
25 adopted a Resolution approving the designation.

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

28 **SECTION 1.** That, Common Council hereby adopts a waiver of non-compliance
29 with I.C. 6-1.1-12.1-11.3 regarding:

30 (a) failure to submit the completed statement of benefits form to the common
council before initiation of redevelopment or rehabilitation, and

 (b) failure to designate an area as an economic revitalization area before the
initiation of redevelopment or rehabilitation, and

 (c) failure to file a timely deduction application
for which Labeca, LLC/Quoin Enterprises, LLC desires to claim an Economic Revitalization
Area deduction. Such waiver shall be in effect for personal property improvements during the
period of January 1, 2017 through the date of this resolution.

1 **SECTION 1.** That, the Resolution previously designating the above described
2 property as an "Economic Revitalization Area" is confirmed in all respects.

3 **SECTION 2.** That, the hereinabove described property is hereby declared an
4 "Economic Revitalization Area" pursuant to I.C. 6-1.1-12.1, said designation to begin on the
5 effective date of this Resolution and shall terminate on December 31, 2021, unless otherwise
6 automatically extended in five year increments per I.C. 6-1.1-12.1-9.

7 **SECTION 3.** That, said designation of the hereinabove described property as an
8 "Economic Revitalization Area" shall apply to a deduction of the assessed value of personal
9 property for new manufacturing equipment.

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

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

18 (a) If the proposed new manufacturing equipment is not installed, the approximate
19 current year tax rates for this site would be \$3.5721/\$100.

20 (b) If the proposed new manufacturing equipment is installed and no deduction is
21 granted, the approximate current year tax rate for the site would be
22 \$3.5721/\$100 (the change would be negligible).

23 (c) If the proposed new manufacturing equipment is installed, and a deduction
24 percentage of eighty percent (80%) is assumed, the approximate current year
25 tax rate for the site would be \$3.5721/\$100 (the change would be negligible).

26 **SECTION 6.** Pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction
27 from the assessed value of the new manufacturing equipment shall be for a period of ten
28 years.

29 **SECTION 7.** The deduction schedule from the assessed value of new
30 manufacturing equipment 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. That pursuant to I.C. 61-.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 9. 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 new manufacturing 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 11. The performance report must contain the following information

- (a) The cost and description of real property improvements and/or new manufacturing 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 12. That, the taxpayer is non-delinquent on any and all property tax due to jurisdictions within Allen County, Indiana.

SECTION 13. That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that has received a deduction under section 3 or 4.5 of said 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



Certified Public Accountants • Business Consultants

Kara M. Smith, CPA
260.969.2538
ksmith@badencpa.com

August 31, 2017

Fort Wayne City Council Members
City of Fort Wayne, Indiana

RE: Fort Wayne Metals Research Products Corp/Labeca, LLC
Abatement Application Waiver

Dear City Council:

Taxpayer named above hereby requests a waiver to allow personal property purchased from January 1, 2017 through August 30, 2017 be included as part of the abatement application. Fort Wayne Metals is planning a \$51.1 million expansion of its current facilities. It currently employs nearly 900 individuals and plans to add more than 300 resulting from this expansion. Fort Wayne Metals has been, and continues to be, a stable and growing economic factor in this community with 99% of its customer base located outside Allen County. The Company has had a number of successful projects/investments made possible in part because of the tax phase-in incentives approved by City Council.

Due to a change in Council's policy, all prior phase-ins have come to a close, effective December 31, 2016. Fort Wayne Metals was not notified of the change in policy and discussions about complying with the changes did not occur until August 29, 2017. As a result, the nearly \$3 million of personal property asset additions are not tied to any phase-in. We respectfully request that you allow these assets to be included as part of the abatement application and allow them to be phased in.

We appreciate your consideration to this matter.

Regards,

BADEN, GAGE & SCHROEDER, LLC

A handwritten signature in black ink, appearing to read "K M Smith", written in a cursive style.

Kara M. Smith, CPA
Director
Representative for Fort Wayne Metals Research Corp.

cc: Fort Wayne Metals Research Products Corp.



Certified Public Accountants • Business Consultants

Kara M. Smith, CPA
260.969.2538
ksmith@badencpa.com

October 13, 2017

Fort Wayne City Council Members
City of Fort Wayne, IN

RE: Fort Wayne Metals Research Products Corp/Labeca, LLC
Abatement Application Waiver Attachment

Dear City Council:

Due to the incentive process and unforeseen delays, the Taxpayer named above hereby requests a waiver to allow all personal property purchased and installed since August 30, 2017 thus far in 2017 to also be included as part of the abatement application.

We appreciate your consideration to this matter.

Regards,

BADEN, GAGE & SCHROEDER, LLC

A handwritten signature in black ink, appearing to read 'Kara M. Smith', is written over a horizontal line.

Kara M. Smith, CPA
Director/
Representative for Fort Wayne Metals Research Corp.

Cc: Fort Wayne Metals Research Products Corp.

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

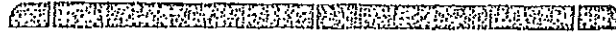
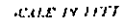


EXHIBIT A

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.

9307 Avionics



2017
2018
2019

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Exhibit . .

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and the bill is considered the bill and money is the last part of the bill
and the bill is the bill and the bill is the bill and the bill is the bill

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1950-1951

DEVELOPER
HBC REALTY CORPORATION
510 WEST WASHINGTON BLVD.
FORT WAYNE, IN 46802

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

be interpreted as the fact that the $\{T_i\}$ are not independent of $\{X_i\}$ and $\{Y_i\}$ and that the $\{T_i\}$ are not independent of $\{X_i\}$ and $\{Y_i\}$.

Letter of the Secretary of State
to the President of the United States

The Secretary of State has the honor to acknowledge the receipt of your letter of the 10th inst., and in reply to inform you that the same has been forwarded to the proper authorities for their consideration.

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$$\lim_{n \rightarrow \infty} \frac{1}{n} \sum_{i=1}^n f_i(x_i) = \int_0^1 f(x) dx$$

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Environ Biol Fish (2015) 98:1031–1041

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END OF REPORT

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Journal of Management Education

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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

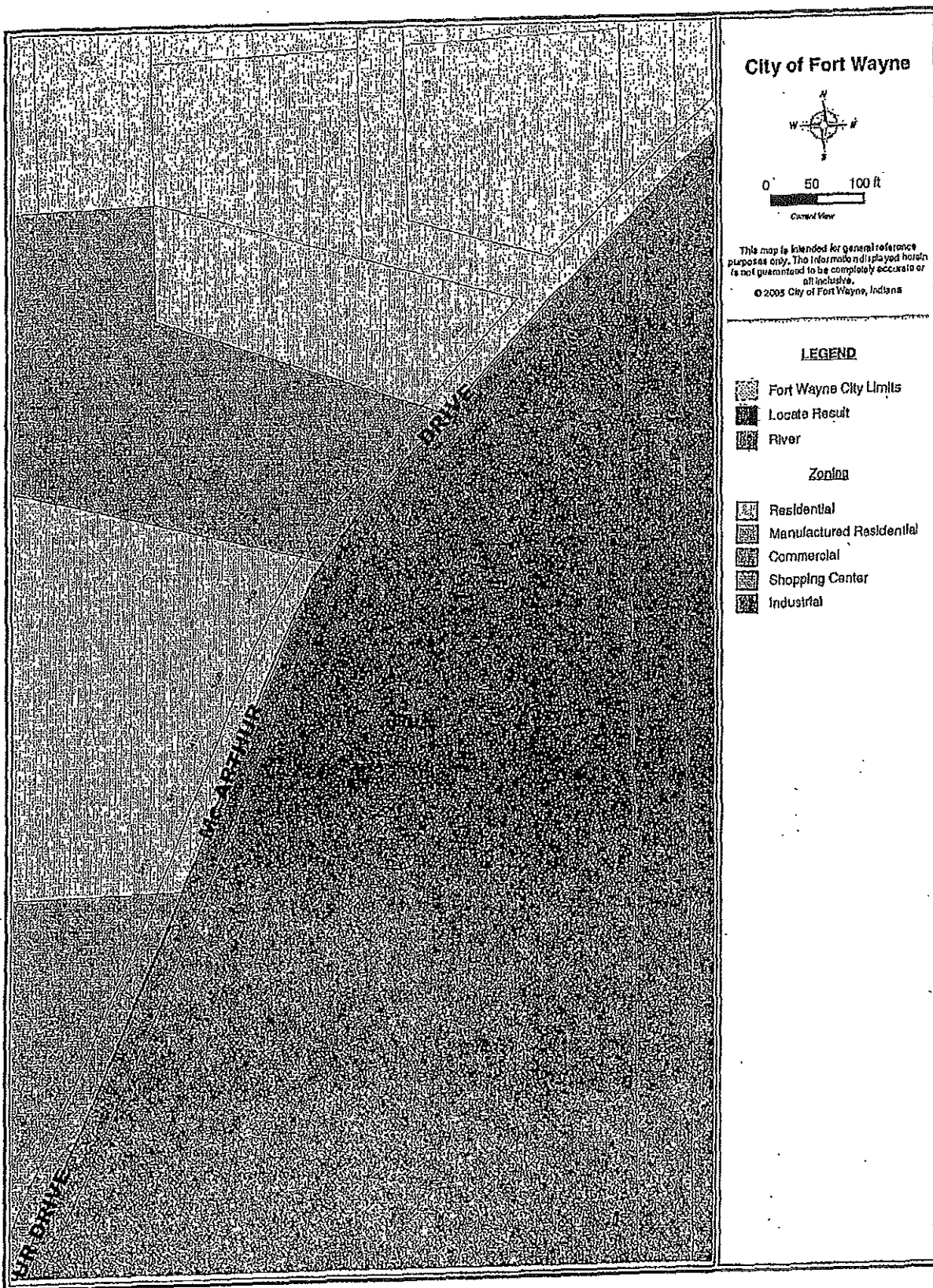
Exhibit A

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

HOFFER AND DAVIS, INC.

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

MICHAEL W. DAVIS	LS. No. 650030	
HANS C. HOFFER	LS. No. 900010	
WILLIAM B. DAVIS (RET.)	LS. No. S-0053	LS. No. 18114 (MICHIGAN)
CARL A. HOFFER (RET.)	LS. No. 10031	P.E. No. 7122
A. K. HOFFER (USA)	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 survey was executed wholly under the direction of the undersigned in accordance with the standards as set forth in the Indiana Administrative Code Title 263, 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.

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 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,

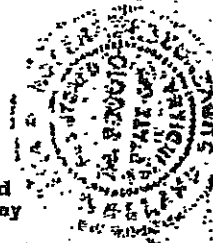
EXCEPTING a triangular portion conveyed to the City of Fort Wayne for street, sidewalk, and utilities as taken by Instrument 72-23-418 and described as follows:

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	Dead
	-.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 HCH.

OWNER/CLIENT HOFFER / HUNDGARD
JOB NO. 9311145
FIELD WORK ON: DEC. 17, 1993
FILE NO. 3618 FERGUSON (6)

SCALE 1 inch = 100 feet

FLOODPLAIN CERTIFICATE

THIS PARCEL LIES IN ZONE X PER FIRM MAP
PANEL 365 ALLEN CO. IN EFFECTIVE SEPT. 30,
1990. (SUBJECT TO MAP SCALE UNCERTAINTY)
(OUTSIDE FLOOD HAZARD)

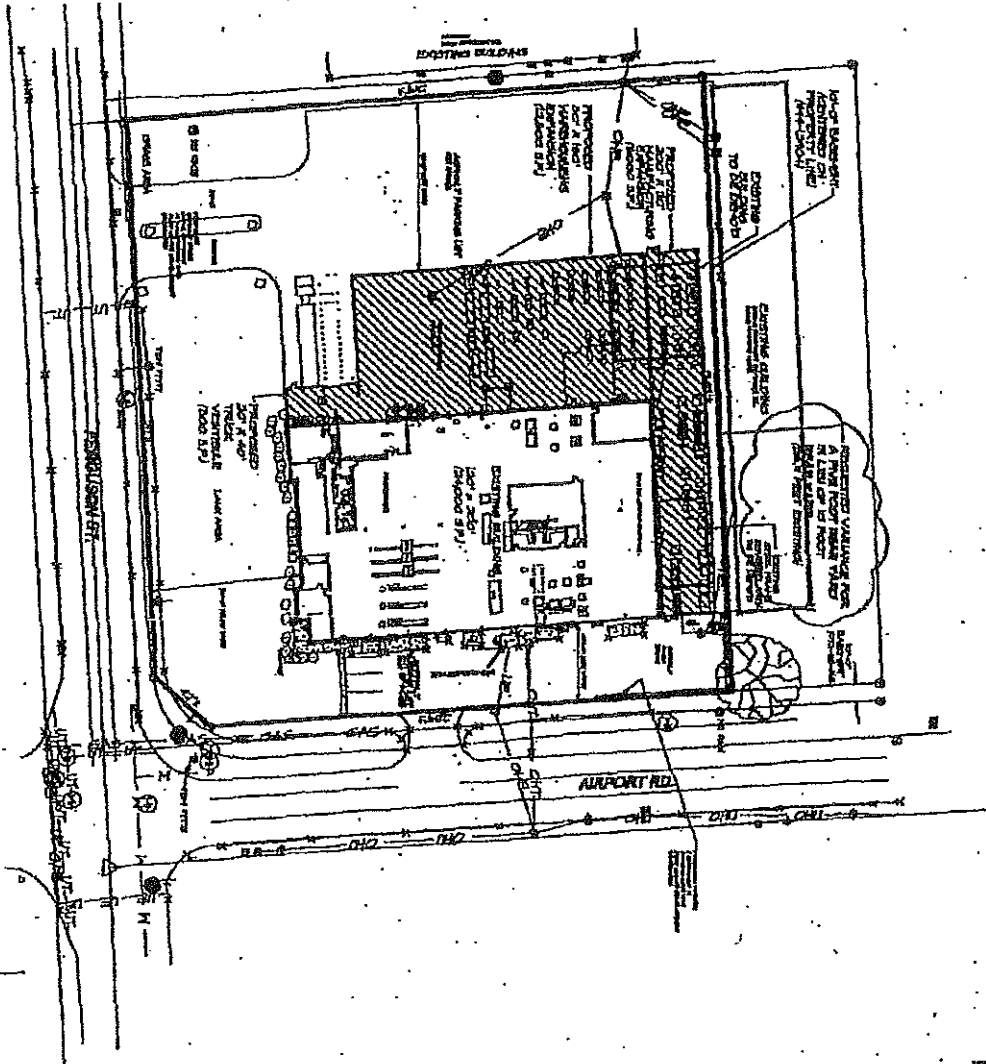
IN WITNESS WHEREOF, I place my hand and seal
this 7th day of DECEMBER, 1993

Hans C. Hoffer

EXHIBIT A

3618 Ferguson

PROPOSED SITE DEVELOPMENT PLAN



LEGAL DESCRIPTION

That certain lot or lots of land, more particularly described as follows: [The following text is partially illegible but appears to be a legal description of the property, mentioning 'Section 16, Township 14N, Range 10E, Monmouth County, New Jersey' and 'Labeca, LLC'.]

RECEIVED
JUN 27 2001

NATURE BAYVIEW FAX MEMO 01615	
TO: Scott Glass	DATE: 6-27
FROM: Karen	FO: 1
CC: Metas	PHONE: 1
PHONE: 747-0398	FAX: 747-0398

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.

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; 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 344.1 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.

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.

DIGEST SHEET

TITLE OF ORDINANCE: **Confirming Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **This is to confirm the designation of an Economic Revitalization Area for Labeca, LLC/Quoin Enterprises, LLC for personal property improvements in the amount of \$6,600,000. Labeca, LLC/Quoin Enterprises, LLC will purchase and install new personal property manufacturing equipment.**

EFFECT OF PASSAGE: **Investment of \$6,600,000 and the creation of 23 full-time jobs and the retention of 105 full-time and 2 part-time jobs.**

EFFECT OF NON-PASSAGE: **Potential loss of investment and the creation of 23 full-time jobs and the retention of 105 full-time and 2 part-time jobs.**

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

ASSIGNED TO COMMITTEE (CO-CHAIRS): **Geoff Paddock and Jason Arp**