

**A CONFIRMING RESOLUTION designating an
"Economic Revitalization Area" under I.C. 6-1.1-12.1
for property commonly known as 3923 Engle Road,
Fort Wayne, Indiana 46804 (Quake Manufacturing,
Inc.)**

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, said project will create five full-time and three part-time, permanent jobs for a total new, annual payroll of \$295,000, with the average new annual job salary being \$53,000 and retain 12 full-time and three part-time, permanent jobs for a total current annual payroll of \$723,000, with the average current, annual job salary being \$58,583; and

WHEREAS, the total estimated project cost is \$1,000,000; and

WHEREAS, a recommendation has been received from the Committee on Finance on 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; and

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

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, 2021, 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 personal property for new manufacturing equipment improvements to be made between December 1, 2018 and December 31, 2023.

SECTION 4. That, the estimate of the number of individuals that will be employed or

1 whose employment will be retained and the estimate of the annual salaries of those individuals
2 and the estimate of the value of the new manufacturing equipment, all contained in Petitioner's
3 Statement of Benefits are reasonable and are benefits that can be reasonably expected to result
4 from the proposed described installation of the new manufacturing equipment.

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

- 7 (a) If the proposed new manufacturing equipment is not installed, the approximate
8 current year tax rates for this site would be \$3.5479/\$100.
- 9 (b) If the proposed new manufacturing equipment is installed and no deduction is
10 granted, the approximate current year tax rate for the site would be \$3.5479/\$100
11 (the change would be negligible).
- 12 (c) If the proposed new manufacturing equipment is installed, and a deduction
13 percentage of eighty percent (80%) is assumed, the approximate current year tax
14 rate for the site would be \$3.5479/\$100 (the change would be negligible).

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

17 **SECTION 7.** The deduction schedule from the assessed value of new manufacturing
18 equipment pursuant to I.C. 6-1.1-12.1-17 shall look like this:

19

20

21

22

Year of Deduction	Percentage
1	100%
2	85%
3	71%
4	57%
5	43%
6	29%
7	14%
8	0%

23 **SECTION 8.** The benefits described in the Petitioner's Statement of Benefits can be
24 reasonably expected to result from the project and are sufficient to justify the applicable
25 deductions.

26 **SECTION 9.** For new manufacturing equipment, a deduction application must contain a
27 performance report showing the extent to which there has been compliance with the Statement of
28 Benefits form approved by the Fort Wayne Common Council at the time of filing. This report
29 must be submitted to the Allen County Auditor's Office, and the City of Fort Wayne's Community
30

1 Development Division and must be included with the deduction application. For subsequent
2 years, the performance report must be updated and submitted along with the deduction
3 application at the time of filing.

4 **SECTION 10.** The performance report must contain the following information

- 5 (a) The cost and description of real property improvements and/or new
6 manufacturing equipment acquired.
7 (b) The number of employees hired through the end of the preceding calendar year
8 as a result of the deduction.
9 (c) The total salaries of the employees hired through the end of the preceding
10 calendar year as a result of the deduction.
11 (d) The total number of employees employed at the facility receiving the deduction.
12 (e) The total assessed value of the real and/or personal property deductions.
13 (f) The tax savings resulting from the real and/or personal property being abated.

14 **SECTION 11.** That, the taxpayer is non-delinquent on any and all property tax due to
15 jurisdictions within Allen County, Indiana.

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

23 **SECTION 13.** That, this Resolution shall be in full force and effect from and after its
24 passage and any and all necessary approval by the Mayor.

25 _____
26 Member of Council

27 APPROVED AS TO FORM AND LEGALITY

28 _____
29 Carol Helton, City Attorney

95-051170

Mail tax bills to: 2323 OPECHEE WAY
FORT WAYNE, IN 46809 Tax Key No. _____
WARRANTY DEED

THIS INDENTURE WITNESSETH THAT WILEY W. TAYLOR, of Allen County, Indiana, convey and warrant to HERMANN QUAKE and SALLY QUAKE, husband and wife, of Allen County, Indiana, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in Allen County, in the State of Indiana, to wit:

Part of the East Half of the Northeast Quarter of Section 20, Township 30 North, Range 12 East, Allen County, Indiana, more particularly described as follows, to wit:

Commencing at the Northeast corner of said Northeast Quarter; thence N 90°-00' W (assumed bearing and is used as the basis for the bearings in this description), on and along the North line of said Northeast Quarter, a distance of 693.0 feet; thence S 02°-24' E and parallel to the East line of said Northeast Quarter, a distance of 48.71 feet to a point on the South right-of-way line of Engle Road, said South right-of-way line having been established by the conveyance of 0.674 acres of land from Erwin A. Dressler and Kenneth W. Dressler to the County of Allen, Indiana in a deed recorded August 21, 1974 in Document #74-19593 in the Office of the Recorder of Allen County, Indiana; thence N 87°-08'-15" W, on and along said South right-of-way line, a distance of 173.57 feet; thence N 90°-00' W, continuing along said South right-of-way line and parallel to said North line, a distance of 108.71 feet to the true point of beginning; thence North 90 degrees 00 minutes West, continuing along said South right-of-way line, a distance of 91.29 feet; thence South 84 degrees 17 minutes 22 seconds West, continuing along said South right-of-way line, a distance of 100.50 feet; thence North 90 degrees 00 minutes West, continuing along said South right-of-way line, a distance of 100.5 feet; thence North 90 degrees 00 minutes West, continuing along said South right-of-way line, a distance of 89.98 feet (recorded 91.05 feet) to the point of intersection of said South right-of-way line with the East line of a 2.03 acre tract of land conveyed to David H. Fortney and Elizabeth Ann Fortney by deed dated November 18, 1983 and recorded in Document Number 83-26825 in the Office of

Wiley W. Taylor
ALLEN COUNTY RECORDER

95 NOV -3 AM 10:01

ENTERED FOR TAXATION

NOV 03 1995

David H. Fortney
COUNTY OF ALLEN COUNTY

Send to: SCHENKEL TIRPAK & KOWALCZYK
Box

95 9430
AUDITORS NUMBER

12
CP
DR

9 5 5 1 1 7 0

said Recorder; thence South 02 degrees 24 minutes 30 seconds East, on and along the East line of said 2.03 acre tract and parallel to the west line of the East half of said Northeast Quarter, a distance of 304.5 feet; thence South 90 degrees 00 minutes East and parallel to the North line of said Northeast Quarter, a distance of 261.68 feet; thence North 02 degrees 24 minutes West and parallel to the East line of said Northeast Quarter, a distance of 314.5 feet to the true point of beginning, containing 2.000 acres of land.

SUBJECT TO the real estate taxes payable during the succeeding year, prorated to the date of closing. Subject also to a certain roadway existing over and along the west 25 feet of the above described real estate, the maintenance of which shall be the obligation of buyer. Subject also to all assessments, restrictions and limitations, conditions, and easements legally imposed upon the use of said real estate.

Dated this 1st day of NOVEMBER, 1995.

Wiley W. Taylor
WILEY W. TAYLOR

STATE OF INDIANA)
) SS:
COUNTY OF ALLEN)

Before me, the undersigned, a Notary Public in and for said County and State, this 1st day of November, 1995, personally appeared: WILEY W. TAYLOR, over the age of eighteen (18) years, and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.



JEANINE A. ERPELDING, Notary Public
Allen County, Indiana
My Commission Expires Oct. 4, 1997

Jeanine A. Erpelding
Jeanine A. Erpelding Notary Public

My Commission Expires: October 4, 1997
Resident of Allen County, Indiana.

This instrument prepared by Walter P. Helmke, Attorney at Law.

MAIL TO:

9 5 5 1 1 7 0

Admn. Appr. _____

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 Quake Manufacturing, Inc. for eligible personal property improvements in the amount of \$1,000,000. Quake Manufacturing, Inc. will purchase and install new CNC machinery.**

EFFECT OF PASSAGE: **Investment of \$1,000,000 and retention of 12 full-time and three part-time jobs with an annual payroll of \$723,000 and creation of five full-time and three part-time jobs with an annual payroll of \$295,000.**

EFFECT OF NON-PASSAGE: **Potential loss of investment and retention of 12 full-time and three part-time jobs with an annual payroll of \$723,000 and creation of five full-time and three part-time jobs with an annual payroll of \$295,000.**

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

ASSIGNED TO COMMITTEE (CO-CHAIRS): **John Crawford and Jason Arp**