

1 BILL NO. R-26-08-10

2 RESOLUTION NO. R-_____

3
4 A RESOLUTION terminating an "Economic
5 Revitalization Area" under I.C. 6-1.1-12-.1 for Trivector
6 Manufacturing, Inc. at 4108 West Ferguson Road, Fort
Wayne, IN 46809 previously approved under
Declaratory Resolution R-23-26.

7 WHEREAS, Trivector Manufacturing, Inc. previously submitted a completed
8 application for designation of an Economic Revitalization Area at 4404 Engle Ridge
9 Road Fort Wayne, IN 46804 under I.C. 6-1.1-12-1; and

10 WHEREAS, During the processing of that completed application a scrivener's
11 error occurred indicating 4108 West Ferguson Road, Fort Wayne, IN 46809 as the
parcel to be designated on the prepared Declaratory Resolution; and

12 WHEREAS, On June 9, 2026 Declaratory Resolution R-23-26 was approved
13 designating 4108 West Ferguson Road, Fort Wayne, IN 46809 as an Economic
14 Revitalization Area; and

15 WHEREAS, 4108 West Ferguson Road, Fort Wayne, IN 46809 is not the correct
16 address for Trivector Manufacturing, Inc. the designation as approved should be
terminated.

17
18 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE
CITY OF FORT WAYNE, INDIANA:

19 SECTION 1. That the Economic Revitalization Area designation approved under
20 Declaratory Resolution R-23-26 be terminated and a copy of this resolution be
21 forwarded to the Office of the Allen County Auditor and Office of the Allen County
Assessor.

22 SECTION 2. That, this Resolution shall be in full force and effect from and after
23 its passage and any and all necessary approval by the Mayor.

24
25 _____
26 Member of Council

27 APPROVED AS TO FORM A LEGALITY

28 _____
29 Malak Heiny, City Attorney
30

**A DECLARATORY RESOLUTION designating an
"Economic Revitalization Area" under I.C. 6-1.1-12.1
for property commonly known as 4108 West Ferguson
Road, Fort Wayne, Indiana 46809 (Trivector
Manufacturing, Inc.)**

WHEREAS, Petitioner has duly filed its petition dated May 26, 2026 to have the following described properties designated and declared 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 76 full-time jobs with an average annual salary of \$52,028 and ten part-time jobs with an average annual salary of \$21,069 for a total created annual payroll of \$1,164,883, and retain 79 full-time jobs with a total annual payroll of \$4,735,048 with the average retained full-time annual salary being \$59,937; and

WHEREAS, the total estimated project cost is \$3,518,855; and

WHEREAS, it appears the said petition should be processed to final determination in accordance with the provisions of said Division 6.

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

SECTION 1. That, subject to the requirements of Section 6, below, the property hereinabove described is hereby designated and declared an "Economic Revitalization Area" under I.C. 6-1.1-12.1. Said designation shall begin upon the effective date of the Confirming Resolution referred to in Section 6 of this Resolution and shall terminate on December 31, 2026, unless otherwise automatically extended in five year increments per I.C. 6-1.1-12.1-9.

SECTION 2. That, upon adoption of the Resolution:

- (a) Said Resolution shall be filed with the Allen County Assessor;
- (b) Said Resolution shall be referred to the Committee on Finance requesting a recommendation from said committee concerning the advisability of designating the above area an "Economic Revitalization Area";
- (c) Common Council shall publish notice in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption and substance of this resolution and setting this designation as an "Economic Revitalization Area" for public hearing.

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 March 1, 2026 and December 31, 2030. Should any delays occur, an updated timeframe will be communicated to the Allen County Assessor and Allen County Auditor by Community Development staff in writing.

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 the value of new manufacturing 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 new manufacturing equipment.

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

- (a) If the proposed new manufacturing equipment is not installed, the approximate current year tax rates for this site would be \$2.8141/\$100.
- (b) If the proposed new manufacturing equipment is installed and no deduction is granted, the approximate current year tax rate for this site would be \$2.8141/\$100 (the change would be negligible).
- (c) If the proposed new manufacturing equipment is installed and a deduction percentage of eighty percent (80%) is assumed, the approximate current year tax rate for these sites would be \$2.8141/\$100 and \$2.8141/\$100 (the change would be negligible).


Malak Heiny, City Attorney

EXHIBIT A

Pool Factory II LLC / Trivector Manufacturing Inc

Legal Description of Property at 4404 Engle Ridge Drive, Fort Wayne, IN 46804

PARCEL I:

The North 255.0 feet of Block #6 in Engle Ridge, Industrial Park, Section "B", an Addition to the City of Fort Wayne, Indiana, as recorded In Plat Record 37, pages 23-25.

PARCEL II:

Block Number 6, except the North 255.0 feet thereof, In Engle Ridge Industrial Park, Section "B", an Addition to the City of Fort Wayne, Indiana, together with part of the West Half of the Northeast Quarter of Section 20, Township 30 North, Range 12 East, Allen County, Indiana, said part being more particularly described as follows, to-wit: BEGINNING at the Southwest corner of said Block Number 6, thence South 02 degrees 08 minutes East (assumed bearing) on and along the Southerly projection of the West line of said Block Number 6, a distance of 65.0 feet; thence North 90 degrees 00 minutes East and parallel to the South line of said Block Number 6, a distance of 330.56 feet to the Westerly right of way line of Engle Ridge Drive; thence Northerly, on and along said Westerly right of way line as defined by a regular curve to the left having a radius of 342.05 feet, an arc distance of 27.93 feet (the chord of which bears North 00 degrees 12 minutes East, for a length of 27.92 feet) to the point of tangency; thence North 02 degrees 08 minutes West, continuing along said Westerly right of way line, and tangent to said curve, a distance of 37.06 feet to the Southeast corner of said Block Number 6; thence South 90 degrees 00 minutes West, on and along the South line of said Block Number 6, a distance of 331.7 feet to the point of beginning, said part said in previous deed to contain 0.494 acres of land and the total, said in previous deed to contain 2.054 acres of land, more or less.

PARCEL III:

Part of the West Half of the Northeast Quarter of Section 20, Township 30 North, Range 12 East, Allen County, Indiana, more particularly described as follows, to-wit: BEGINNING on the Southerly projection of the West line of Block #6 In Engle Ridge Industrial Park, Section "B", an Addition to the City of Fort Wayne, Indiana, at a point situated 65.0 feet, South 02 degrees 08 minutes East from the Southwest corner of said Block #6; thence South 02 degrees 08 minutes East, on and along said Southerly projection, a distance of 326.29 feet to the Northwestern right-of-way line of Engle Ridge Drive; thence Northeasterly, on and

along said Northwesterly right-of-way line, as defined by a regular curve to the left having a radius of 342.05 feet, an arc distance of 498.78 feet (the chord of which bears North 44 degrees 19 minutes East, for a length of 455.75 feet); thence South 90 degrees 00 minutes West and parallel to the South line of said Block #6, a distance of 330.56 feet to the point of beginning, said in previous deed to contain 1.861 acres of land, more or less.

PARCEL IV:

Part of Engle Ridge Industrial Park, Section "B", as recorded in the Office of the Recorder of Allen County, Indiana, and a part of the West Half of the Northeast Quarter of Section 20, Township 30 North, Range 12 East, Allen County, Indiana, all being more particularly described as follows, to-wit: BEGINNING at a rebar found monumenting the Southeast corner of Block 7 in said Industrial Park; thence North along the East line of said Block 7, a distance of 853.32 feet (platted 852.9 feet) to the Northeast corner of said Block 7, said corner being monumented by a rebar found 2.31 feet North and 1.00 feet East; thence East with a deflection angle to the right of 92 degrees 08 minutes along the North line of said Industrial Park, a distance of 40.03 feet to the Northwest corner of Block 6 in said Industrial Park, said corner being monumented by a rebar found 0.10 feet South and 0.75 feet East; thence South with a deflection angle to the right of 87 degrees 52 minutes along the West line of said Block 6 and the West line of said Block 6 projected South, a distance of 853.32 feet to a rebar found on the North right-of-way line of Arden Drive (as referenced by monuments found); thence West along said North right-of-way line, a distance of 40.03 feet to the point of beginning, said in previous deed to contain 0.78 acres of land, more or less.

PARCEL V:

Block Number 7 In Engle Ridge Industrial Park, Section "B", an Addition to the City of Fort Wayne, Indiana, EXCEPTING THEREFROM the North 99.0 feet thereof and EXCEPTING THEREFROM the South 200.0 feet thereof, as recorded in Plat Record 37, pages 23-25.

BEING ALTOGETHER DESCRIBED AS FOLLOWS:

BEGINNING at the Northeast corner of Block #6 in Engle Ridge Industrial Park, Section "B", being recorded in Plat Record 37, pages 23-25 In the Office of the Recorder of Allen County, Indiana; thence Southerly, on and along the East line of said Block #6 and the Southerly projection thereof, being also the West right-of-way of Engle Ridge Drive, a distance of 497.06 feet to the point of curvature of a regular curve to the right having a radius of 342.05 feet; thence Southwesterly, on and along said right-of-way line as defined by said curve and being recorded in Document Number 74-24664 In the Office of said County, an arc length of 537.29 feet, being subtended by a long chord having a length of 483.72 feet forming a

central angle of 90 degrees 00 minutes to the point of tangency; thence Westerly and tangent to said curve and on and along the North right-of-way line of Arden Drive, a distance of 29.43 feet to the Southeast corner of Block #7 In said Engle Drive Industrial Park; thence Northerly, on and along the East line of said Block #7, a distance of 200.0 feet; thence Westerly and parallel with the South line of Block #7, a distance of 329.77 feet to the West line thereof; thence Northerly, on and along said West line, being also the East right-of-way line of Clubview Drive, a distance of 566.2 feet to a point situated 99.0 feet Southerly from the Northwest corner of said Block #7; thence Easterly and parallel with the North line of said Block #7, a distance of 330.0 feet to the East line thereof; thence Northerly, on and along said East line, a distance of 99.0 feet to the Northeast corner thereof; thence Easterly, on and along the Westerly projection of the North line of said Block #6 and the North line of said Block #6, a distance of 371.7 feet to the point of beginning, said in previous deed to contain 10.878 acres of land, more or less.

EXCEPTING THEREFROM: The South 200 feet of the West 20 feet of the 40 foot wide railroad spur shown along the East side of Block #7 In the plat of Engle Ridge Industrial Park, Section "B", as recorded in Plat Record 37, pages 23-25 in the Office of the Recorder of Allen County, Indiana, more particularly described as follows: Beginning at the Southeasterly corner of said Block #7; thence North 00 degrees 08 minutes 49 seconds East, along the West line of said railroad spur, a distance of 200.00 feet; thence South 89 degrees 51 minutes 11 seconds East, a distance of 20.00 feet to the centerline of said railroad spur; thence South 00 degrees 08 minutes 49 seconds West, along the centerline of said railroad spur, a distance of 200.00 feet to a point on the North line of Arden Drive; thence North 89 degrees 51 minutes 11 seconds West, along the North line of Arden Drive, a distance of 20.00 feet to the point of beginning, said in previous deed to contain 0.092 acres, more or less.

EXHIBIT B

Trivector Manufacturing Inc

Manufacturing Equipment to be Installed

5x - ACS 224 34' Long Vinyl Machines
2x - Vinyl Duct Systems
2x - ACS Beader Machines
2x - Vinyl Carousels for Beaders
2x - Eastman C125 Conveyors
5x - Vinyl Transport Carts
2x - Vinyl Carousels for Cutters
10x - Thermatron F10 Bar Wall Welders
10x - 10k Turntables
2x - 4kw Solidyne RF Welders for Bead
5x - Thermatron F10 Bar Step Welders
2x - RF Welder Tables
5x - 4kw Solidyne RF Welders for Steps
1x - Air Line System
2x - Unwind Racks for Beaders
5x - Vinyl Tools
5x - Vinyl Die for Steps

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Trivector Manufacturing, Inc. is requesting the designation of an Economic Revitalization Area for eligible personal property improvements. Trivector Manufacturing, Inc. will purchase and install new personal property manufacturing equipment.**

EFFECT OF PASSAGE: **Investment of \$3,518,855, creation of 76 full-time permanent jobs with an average annual salary of \$52,028, ten part-time jobs with an average annual salary of \$21,069 and a total annual payroll of \$4,164,883 and the retention of 79 full-time permanent jobs with an annual payroll of \$4,735,048 and an average annual salary of \$59,937.**

EFFECT OF NON-PASSAGE: **Potential loss of investment, creation of 76 full-time permanent jobs with an average annual salary of \$52,028, ten part-time jobs with an average annual salary of \$21,069 and a total annual payroll of \$4,164,883 and the retention of 79 full-time permanent jobs with an annual payroll of \$4,735,048 and an average annual salary of \$59,937.**

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

ASSIGNED TO COMMITTEE (CHAIR & CO-CHAIR): **Geoff Paddock & Nathan Hartman**

BILL NO. R-26-06-23

REPORT OF COMMITTEE ON FINANCE

June 9, 2026

Geoff Paddock Chair

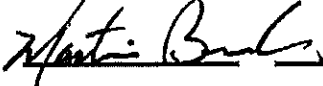
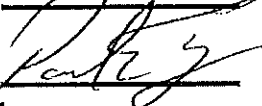
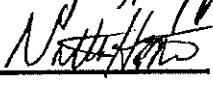
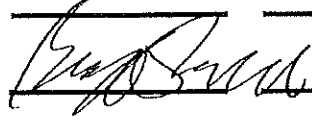
Nathan Hartman Co-Chair

All Council Members

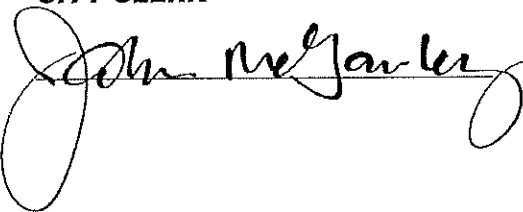
A Declaratory Resolution designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 4108 West Ferguson Road, Fort Wayne, Indiana 46809

Trivector Manufacturing, Inc.

COMMITTEE ON FINANCE HAVE HAD SAID Ordinance under consideration and beg leave to report back to the Common Council that said Ordinance

<u>COUNCIL MEMBER</u>	<u>DO PASS</u>	<u>DO NOT PASS</u>	<u>ABSTAIN</u>
BENDER			
BOOKER			
CHAMBERS			
ENSLEY			
FREISTROFFER			
HARTMAN			
JEHL			
MYERS			
PADDOCK			

**JOHN D. MCGAULEY
CITY CLERK**



Public Hearing Date: N/A

Read the first time in full and on motion by Councilperson Paddock.

Read the second time by title and referred to the Finance Committee.

Read the third time in full and on motion by Councilperson Paddock, placed on passage by the following vote:

<u>TOTAL VOTES</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
BENDER	☒	☐	☐	☐
BOOKER	☒	☐	☐	☐
CHAMBERS	☒	☐	☐	☐
ENSLEY	☐	☒	☐	☐
FREISTROFFER	☒	☐	☐	☐
HARTMAN	☒	☐	☐	☐
JEHL	☒	☐	☐	☐
MYERS	☐	☐	☐	☒
PADDOCK	☒	☐	☐	☐

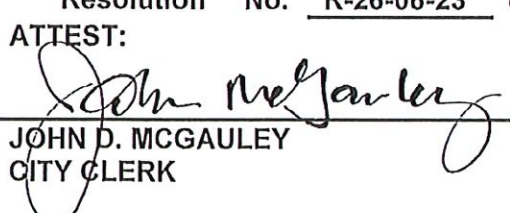
DATED: June 9, 2026

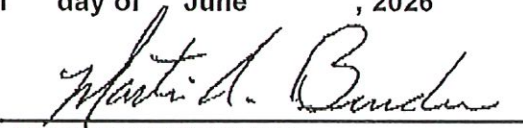

JOHN D. MCGAULEY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as

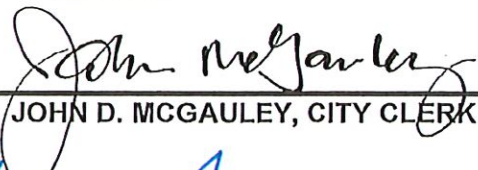
Resolution No. R-26-06-23 on the 9th day of June, 2026

ATTEST:

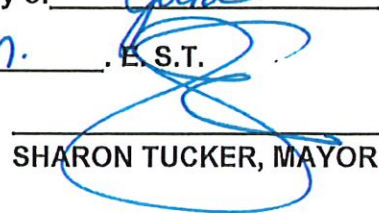

JOHN D. MCGAULEY
CITY CLERK


PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 10th of June 2026, at the hour of 10:45 o'clock A.M. E.S.T.


JOHN D. MCGAULEY, CITY CLERK

Approved and signed by me this 10th day of June 2026, at the hour of 2:08 o'clock p.m. E.S.T.


SHARON TUCKER, MAYOR

Fort Wayne Indiana
Office of the City Clerk

JUN 10 2026
RECEIVED