

**A CONFIRMING RESOLUTION designating an  
"Economic Revitalization Area" under I.C. 6-1.1-  
12.1 for property commonly known as 310 W.  
Cook Road, Fort Wayne, Indiana 46825 (New  
Process Corporation/New Process Graphics  
LLC/Didier-Coffman Real Estate Holdings 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**, said project will create five full-time, permanent jobs for a total new, annual payroll of \$225,000, with the average new annual job salary being \$45,000 and retain 17 full-time, permanent jobs and three part-time jobs for a current annual payroll of \$911,720, with the average current annual job salary being \$45,586; and

**WHEREAS**, the total estimated project cost is \$850,000; 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.

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**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.

**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 the 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 the new manufacturing equipment.

**SECTION 5.** 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 \$3.3722/\$100.
- (b) If the proposed new manufacturing equipment is installed and no deduction is granted, the approximate current year tax rate for the site would be \$3.3722/\$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 the site would be \$3.3722/\$100 (the change would be negligible).

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

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

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

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

4                   **SECTION 9.** For new manufacturing equipment, a deduction application must  
5 contain a performance report showing the extent to which there has been compliance with  
6 the Statement of Benefits form approved by the Fort Wayne Common Council at the time of  
7 filing. This report must be submitted to the Allen County Auditor's Office, and the City of Fort  
8 Wayne's Community Development Division and must be included with the deduction  
9 application. For subsequent years, the performance report must be updated and submitted  
10 along with the deduction application at the time of filing.

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

- 12                   (a) The cost and description of real property improvements and/or new  
13                   manufacturing equipment acquired.
- 14                   (b) The number of employees hired through the end of the preceding calendar year  
15                   as a result of the deduction.
- 16                   (c) The total salaries of the employees hired through the end of the preceding  
17                   calendar year as a result of the deduction.
- 18                   (d) The total number of employees employed at the facility receiving the deduction.
- 19                   (e) The total assessed value of the real and/or personal property deductions.
- 20                   (f) The tax savings resulting from the real and/or personal property being abated.

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

23                   **SECTION 12.** That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that  
24 has received a deduction under section 3 or 4.5 of said chapter may be required to repay the  
25 deduction amount as determined by the county auditor in accordance with section 12 of said  
26 chapter if the property owner ceases operations at the facility for which the deduction was  
27 granted and if the Common Council finds that the property owner obtained the deduction by  
28 intentionally providing false information concerning the property owner's plans to continue  
29 operation at the facility.  
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**SECTION 13.** 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

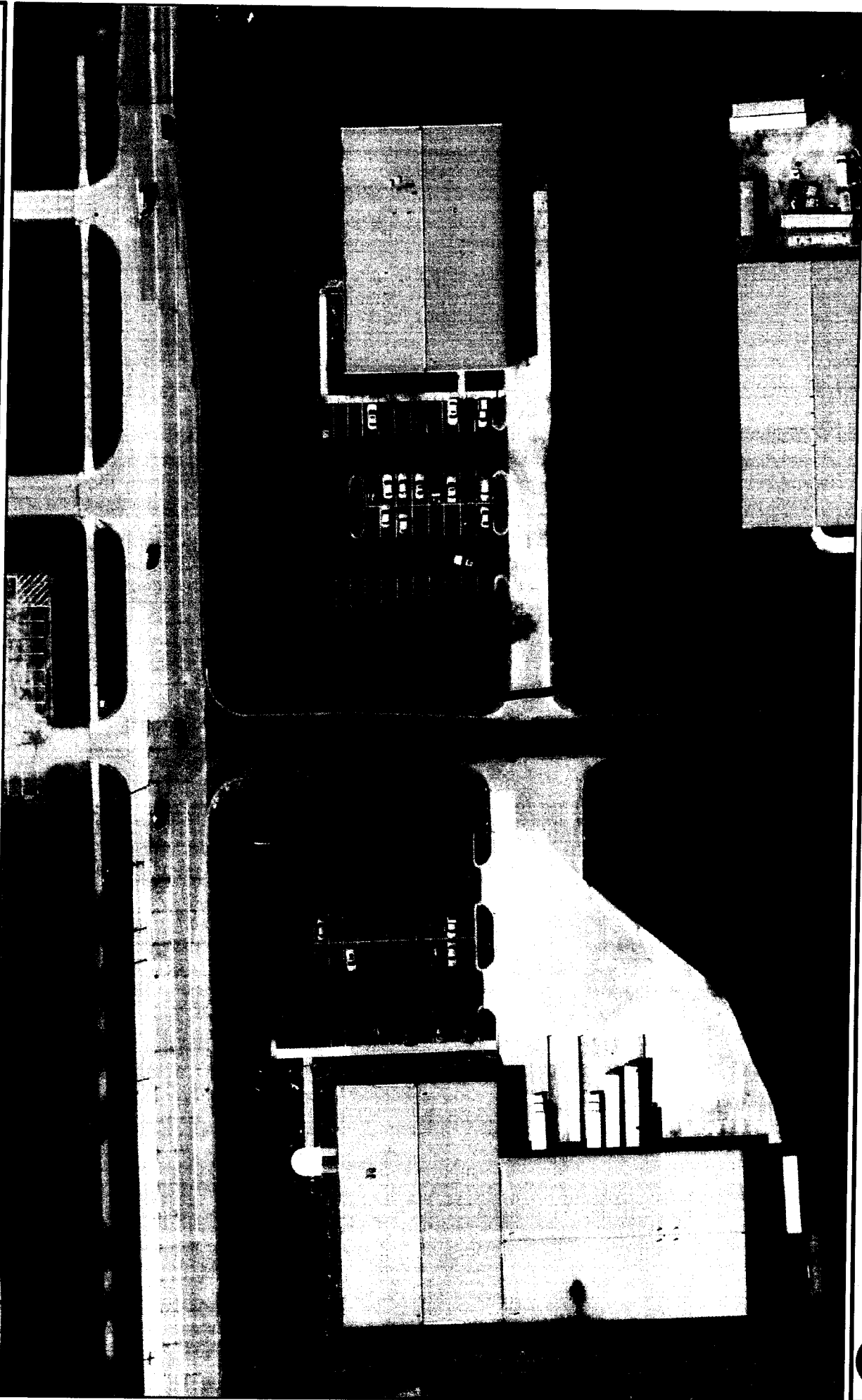
  
\_\_\_\_\_  
Carol Helton, City Attorney

EXHIBIT A

Part of a 23.81 acre tract in the Southwest Quarter of the Southeast Quarter of Section 11, Township 31 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

Commencing on the North 50 foot right-of-way line of Cook Road as recorded in Document Number 72-11159 in the Office of the Recorder of Allen County, at an iron pin situated 500.00 feet West of the East line of the Southwest Quarter of said Section 11; thence North 88 degrees 58 minutes 19 seconds West, a distance of 341.22 feet (341.60 feet deed) along said North 50 foot right-of-way line of Cook Road, parallel with and 50 feet distant from the South line of said Southeast Quarter, to a 1/2" square pin found on the East right-of-way line of Di Salle Blvd. as recorded in Instrument No. 87-58512 in the Office of the Recorder of Allen County; thence continuing North 88 degrees 58 minutes 19 seconds West a distance of 87.00 feet along said right-of-way line of Cook Road to a 1/2" square pin found on the West right-of-way line of Di Salle Blvd., said point being the point of beginning; thence continuing North 88 degrees 58 minutes 19 seconds West a distance of 10.22 feet along said right-of-way line of Cook Road to a 1/2" square pin found; thence North 80 degrees 21 minutes 18 seconds West a distance of 100.12 feet along said right-of-way line of Cook Road to a 1/2" square pin found; thence North 88 degrees 58 minutes 19 seconds West a distance of 200.00 feet along said right-of-way line of Cook Road, parallel with and 65 feet distant from the South line of said Southeast Quarter to a 1/2" square pin found; thence South 80 degrees 02 minutes 44 seconds West a distance of 78.74 feet along said right-of-way line of Cook Road to a pin found at the Southwest corner of said 23.81 acre tract; thence North 01 degree 02 minutes 47 seconds East a distance of 280.00 feet along the West line of said 23.81 acre tract to a 1/2" square pin found; thence South 88 degrees 58 minutes 19 seconds East a distance of 400.00 feet parallel with the South line of said Southeast Quarter to a 1/2" square pin found on the West right-of-way line of Di Salle Blvd.; thence South 01 degree 02 minutes 47 seconds West a distance of 115.00 feet along said right-of-way line to a 1/2" square pin found; thence South 43 degrees 01 minute 32 seconds West a distance of 20.18 feet (46.98 feet deed) along said right-of-way line to a 1/2" square pin found; thence South 01 degree 02 minutes 47 seconds West a distance of 150.00 feet (119.95 feet deed) along said right-of-way line to the point of beginning, as said in previous deeds to contain 2.42 acres of land, more or less.

310 West Cook Road, Fort Wayne, IN 46825



Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 2014 Board of Commissioners of the County of Allen  
North American Datum 1983  
State Plane Coordinate System, Indiana East



Date: 3/30/2017 1" = 83'

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 New Process Corporation/New Process Graphics, LLC/Didier-Coffman Real Estate Holdings LLC for personal property improvements in the amount of \$850,000. New Process Corporation/New Process Graphics, LLC/Didier-Coffman Real Estate Holdings LLC will purchase and install new manufacturing equipment.**

**EFFECT OF PASSAGE: Five new full-time positions will be created and new manufacturing equipment will be purchased and installed.**

**EFFECT OF NON-PASSAGE: Potential loss of investment and one new full-time position.**

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

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

# The Journal Gazette

Account # 1060008 - 1283924

**FW Common Council**

Allen County, Indiana

ATTACH COPY OF ADVERTISEMENT HERE

## PUBLISHER'S CLAIM

### LINE COUNT

Display Master (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) -- number of equivalent lines \_\_\_\_\_

Head -- number of lines \_\_\_\_\_

Body -- number of lines \_\_\_\_\_

Tail -- number of lines \_\_\_\_\_

Total number of lines in notice 57

### COMPUTATION OF CHARGES

57 lines, 1 column(s) wide equals  
57 equivalent lines at \$ 0.448 cents per line \$ 25.54

Additional charges for notices containing rule or tabular work  
 (50 per cent of above amount) -

Charge for extra proofs of publication  
 (\$2.00 for each proof in excess of two) -

TOTAL AMOUNT OF CLAIM \$ 25.54

### DATA FOR COMPUTING COST

Width of single column in picas . . . . 9.8 Size of type . . . . 7point.  
 Number of Insertions . . . . 1

Pursuant to the provisions and penalties of IC 5-11-10-1, I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

I also certify that the printed matter attached hereto is a true copy, of the same column width and type size, which was duly published in said paper 1 times.

The dates of publication being as follows:

4/14/2017 - - -  
 - - -  
 - - -

Additionally, Newspaper has a Web site and this public notice was posted on the same day as it was published in The Journal Gazette.

*Donna M. Brotherton*

Donna M. Brotherton  
 Legal Clerk

Date: April 14, 2017

**NOTICE OF PUBLIC HEARING  
FORT WAYNE COMMON COUNCIL**

CONFIRMING RESOLUTION  
NO. R-17-04-13

NOTICE IS HEREBY GIVEN THAT THE FORT WAYNE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA, WILL CONDUCT A PUBLIC HEARING ON APRIL 25TH, 2017, AT 5:30 P.M. IN ROOM 030 - COUNCIL DISCUSSION ROOM - GARDEN LEVEL CITIZENS SQUARE, 200 E. BERRY, FORT WAYNE, INDIANA 46802; DESIGNATING AN ECONOMIC REVITALIZATION AREA UNDER SECTION I.C. 6-1.1-12.1 FOR A PROPERTY COMMONLY KNOWN AS:

310 W COOK ROAD,  
FORT WAYNE, IN 46825  
NEW PROCESS CORPORATION/NEW  
PROCESS GRAPHICS LLC/DIDIER-  
COFFMAN REAL ESTATE  
HOLDINGS LLC

COMMON COUNCIL WILL CONDUCT A PUBLIC HEARING ON WHETHER THE ABOVE DESCRIBED RESOLUTION SHOULD BE CONFIRMED, MODIFIED AND CONFIRMED, OR RESCINDED ON TUESDAY, APRIL 25, 2017.

IF CONFIRMED, SAID DESIGNATION SHALL EXPIRE DECEMBER 31, 2017.

ALL INTERESTED PERSONS ARE INVITED TO ATTEND AND BE HEARD AT THE PUBLIC HEARING.

"REASONABLE ACCOMMODATIONS" FOR PERSONS WITH A KNOWN DISABLING CONDITION WILL BE CONSIDERED IN ACCORDANCE WITH STATE AND FEDERAL LAW. ANY PERSON NEEDING A "REASONABLE ACCOMMODATION" SHOULD NOTIFY PUBLIC INFORMATION OFFICE (260) 427-1120, TTY (260) 427-1200, AT LEAST SEVENTY-TWO HOURS PRIOR TO THE MEETING.

LANA R. KEESLING  
CITY CLERK

4-14 1283924 hspaxlp

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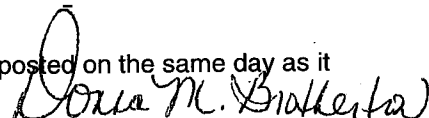
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LANA R. KEESLING  
CITY CLERK

4--14 1283924 hspaxlp

# The News-Sentinel

Account # 1060008 - 1283924  
FW Common Council

Allen County, Indiana

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LANA R. KEESLING  
CITY CLERK

4--14 1283924 hspaxlp

**BILL NO. R-17-04-13**

**REPORT OF COMMITTEE ON FINANCE**

**April 25, 2017**

**Geoff Paddock Chair**

**Jason Arp Co-Chair**

**All Council Members**

A Confirming Resolution designating an "Economic Revitalization Area" under I.C. 6-1.1-12-1 for property commonly known as 310 W. Cook Rd, Fort Wayne, Indiana 46825

*New Process Corporation/New Process Graphics LLC/Didier-Coffman Real Estate Holdings LLC, deduction of the assessed value of personal property for new manufacturing equipment*


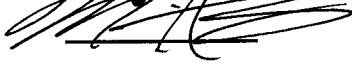



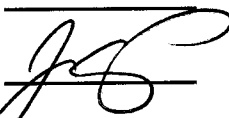
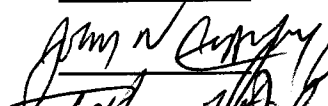
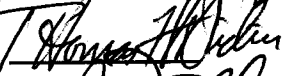
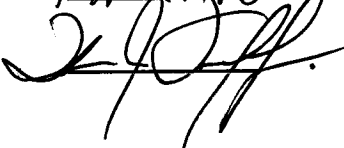
**COMMITTEE ON FINANCE HAVE HAD SAID Ordinance under consideration and beg leave to report back to the Common Council that said Ordinance**

DO PASS

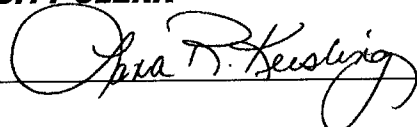
DO NOT PASS

ABSTAIN

NO REC

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**LANA R. KEESLING  
CITY CLERK**



Public Hearing Date: April 25, 2017

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

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

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

<u>TOTAL VOTES</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
ARP	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BARRANDA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRAWFORD	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DIDIER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENSLEY	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FREISTROFFER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HINES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JEHL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PADDOCK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>


DATED: April 25, 2017

  
 \_\_\_\_\_  
 LANA R. KEESLING, CITY CLERK

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

General Resolution No. R-17-04-13 on the 25th day of April, 2017

ATTEST:

  
 \_\_\_\_\_  
 LANA R. KEESLING  
 CITY CLERK

  
 \_\_\_\_\_  
 PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 26th of April 2017, at the hour of 10:00 o'clock A.M. E.S.T.

  
 \_\_\_\_\_  
 LANA R. KEESLING, CITY CLERK

Approved and signed by me this 27<sup>th</sup> day of April

2017, at the hour of 1:00 O'clock Pm . E.S.T.

  
 \_\_\_\_\_  
 THOMAS C. HENRY, MAYOR