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4 **A CONFIRMING RESOLUTION designating an**  
5 **“Economic Revitalization Area” under I.C. 6-1.1-12.1 for**  
6 **property commonly known as 4202 Piper Drive, Fort**  
7 **Wayne, IN 46809 (Fort Wayne Metals Research Products**  
8 **Corp./Quoin Enterprises, LLC)**

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

13 **Attached hereto as “Exhibit A” as if a part herein; and**

14 **WHEREAS**, said project will create 314 full-time and 12 part-time, permanent jobs  
15 for a total additional payroll of \$16,303,968 with an average annual job salary being \$51,445  
16 and retain 715 full-time and 44 part-time, permanent jobs for a current annual payroll of  
17 \$37,557,553, with the average current annual job salary being \$51,803; and

18 **WHEREAS**, the total estimated project cost is \$3,500,000; and

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

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

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

26 **SECTION 1.** That, the Resolution previously designating the above described  
27 property as an “Economic Revitalization Area” is confirmed in all respects.

28 **SECTION 2.** That, the hereinabove described property is hereby declared an  
29 “Economic Revitalization Area” pursuant to I.C. 6-1.1-12.1, said designation to begin on the  
30 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 real estate  
improvements made between January 1, 2017 and January 1, 2022.

**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 redevelopment or rehabilitation, all contained in

1 Petitioner's Statement of Benefits are reasonable and are benefits that can be reasonably  
2 expected to result from the proposed described redevelopment or rehabilitation.

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

- 5 (a) If the proposed development does not occur, the approximate current year tax  
6 rates for this site would be \$3.4370/\$100.
- 7 (b) If the proposed development occurs and no deduction is granted, the  
8 approximate current year tax rate for the site would be \$3.4370/\$100 (the  
9 change would be negligible).
- 10 (c) If the proposed development occurs, and a deduction percentage of fifty percent  
11 (50%) is assumed, the approximate current year tax rate for the site would be  
12 \$3.4370/\$100 (the change would be negligible).

13 **SECTION 6.** Pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction  
14 from the assessed value of the real property shall be for a period of ten years.

15 **SECTION 7.** The deduction schedule from the assessed value of the real  
16 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%
11	0%

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26 **SECTION 8.** The benefits described in the Petitioner's Statement of Benefits can be  
27 reasonably expected to result from the project and are sufficient to justify the applicable  
28 deductions.  
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**SECTION 9.** 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 with 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.

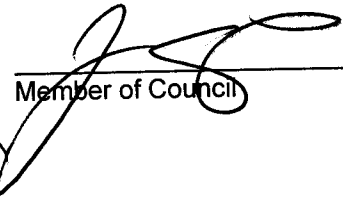
**SECTION 10.** The performance report must contain the following information

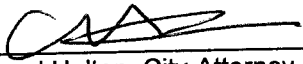
- A. The cost and description of real property improvements.
- B. The number of employees hired through the end of the preceding calendar year as a result of the deduction.
- C. The total salaries of the employees hired through the end of the preceding calendar year as a result of the deduction.
- D. The total number of employees employed at the facility receiving the deduction.
- E. The total assessed value of the real property deductions.
- F. The tax savings resulting from the real property being abated.

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

**SECTION 12.** 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 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 A LEGALITY  
  
\_\_\_\_\_  
Carol Helton, City Attorney

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.

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 Fort Wayne Metals Research Products Corp./Quoin Enterprises, LLC for real property improvements in the amount of \$3,500,000. Fort Wayne Metals Research Products Corp./Quoin Enterprises, LLC will revitalize and improve an existing building and install a new parking lot.**

EFFECT OF PASSAGE: **Investment of \$3,500,000 and the creation of 314 full-time and 12 part-time jobs and the retention of 715 full-time and 44 part-time jobs.**

EFFECT OF NON-PASSAGE: **Potential loss of investment and the creation of 314 full-time and 12 part-time jobs and the retention of 715 full-time and 44 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**

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

**CONFIRMING RESOLUTION NO. R-17-10-21**

NOTICE IS HEREBY GIVEN THAT THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA, WILL CONDUCT A PUBLIC HEARING ON NOVEMBER 14, 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:

**4202 Piper Drive, Fort Wayne, Indiana 46809**  
***Fort Wayne Metals Research Products Corp./Quoin Enterprises, LLC***

COMMON COUNCIL WILL CONDUCT A PUBLIC HEARING ON WHETHER THE ABOVE DESCRIBED RESOLUTION SHOULD BE CONFIRMED, MODIFIED AND CONFIRMED, OR RESCINDED ON TUESDAY, NOVEMBER 14, 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***

# The Journal Gazette

Account # 1060008 - 1306988

Allen County, Indiana

**FW Common Council**

## 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 **54**

### COMPUTATION OF CHARGES

54 lines, 1 column(s) wide equals

54 equivalent lines at \$ 0.448 cents per line **\$ 24.19**

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 \$ 24.19**

### DATA FOR COMPUTING COST

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

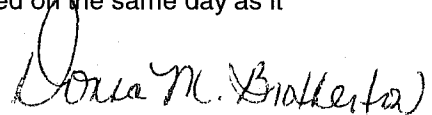
Pursuant to the provisions and penalties of IC 5-11-10-1, I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

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:

10/27/2017

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  
Legal Clerk

Date: October 27, 2017

ATTACH COPY OF ADVERTISEMENT HERE

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LANA R. KEESLING  
CITY CLERK  
10-27 1306988 hspaxlp

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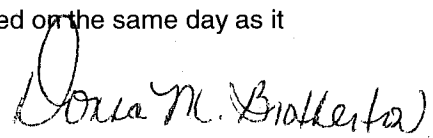
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LANA R. KEESLING  
CITY CLERK  
10--27 1306988 hspaxlp

**BILL NO. R-17-10-21**

**REPORT OF COMMITTEE ON FINANCE**

**November 14, 2017**

**Jason Arp Chair**

**Geoff Paddock 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 4202 Piper Drive, Fort Wayne, IN 46809

*Fort Wayne Metals Research Products Corp./Quoin Enterprises, LLC*

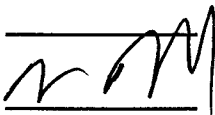
**COMMITTEE ON FINANCE HAVE HAD SAID Ordinance under consideration and beg leave to report back to the Common Council that said Ordinance**

DO PASS

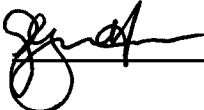
DO NOT PASS


ABSTAIN

NO REC







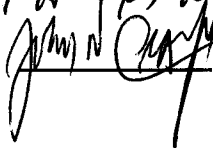












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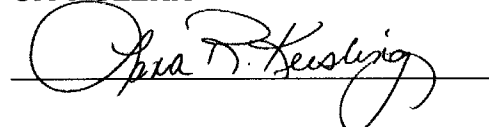
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**LANA R. KEESLING  
CITY CLERK**



Public Hearing Date: November 14, 2017

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

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

Read the third time in full and on motion by Councilman Arp, 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: November 14, 2017

STACY A. REED, DEPUTY CITY CLERK

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

Resolution No. R-17-10-21AA on the 14th day of November, 2017

ATTEST:

STACY A. REED  
DEPUTY CITY CLERK

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 15th of November 2017, at the hour of 11:25 o'clock A.M. E.S.T.

STACY A. REED, DEPUTY CITY CLERK

Approved and signed by me this 15<sup>TH</sup> day of November

2017, at the hour of 5:00 O'clock Pm . E.S.T.

  
THOMAS C. HENRY, MAYOR