

**A CONFIRMING RESOLUTION designating an  
"Economic Revitalization Area" under I.C. 6-1.1-12.1  
for property commonly known as 2811 Congressional  
Parkway, Fort Wayne, Indiana 46808 (McCoy Bolt  
Works, 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 ten full-time, permanent jobs for a total new, annual payroll of \$369,376, with the average new annual job salary being \$36,937 and retain 45 full-time, permanent jobs for a total current annual payroll of \$2,284,352, with the average current, annual job salary being \$50,763; and

**WHEREAS**, the total estimated project cost is \$2,414,460; 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, 2020.

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

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

- 8                   (a) If the proposed new manufacturing equipment is not installed, the approximate  
9 current year tax rates for this site would be \$3.4092/\$100.
- 10                   (b) If the proposed new manufacturing equipment is installed and no deduction is  
11 granted, the approximate current year tax rate for the site would be \$3.4092/\$100  
12 (the change would be negligible).
- 13                   (c) If the proposed new manufacturing equipment is installed, and a deduction  
14 percentage of eighty percent (80%) is assumed, the approximate current year tax  
15 rate for the site would be \$3.4092/\$100 (the change would be negligible).

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

18                   **SECTION 7.** The deduction schedule from the assessed value of new manufacturing  
19 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%

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

23                   **SECTION 9.** For new manufacturing equipment, a deduction application must contain a  
24 performance report showing the extent to which there has been compliance with the Statement of  
25 Benefits form approved by the Fort Wayne Common Council at the time of filing. This report  
26

1 must be submitted to the Allen County Auditor's Office, and the City of Fort Wayne's Community  
2 Development Division and must be included with the deduction application. For subsequent  
3 years, the performance report must be updated and submitted along with the deduction  
4 application at the time of filing.

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

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


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

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

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

26   
27 \_\_\_\_\_  
28 Member of Council

29 APPROVED AS TO FORM AND LEGALITY

30   
\_\_\_\_\_  
Carol Helton, City Attorney

**EXHIBIT A**

**Legal Description**

Lots Numbered 56, 57 and Block C of Congressional Industrial Park, Section I.

The East 50 feet, (by parallel lines), of Lot Number 58 in Congressional Industrial Park, Section II, an Addition to the City of Fort Wayne, Indiana.

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **McCoy Bolt Works, Inc. is requesting the designation of an Economic Revitalization Area for eligible personal property improvements in the amount of \$2,414,460. McCoy Bolt Works, Inc. will purchase and install new manufacturing equipment.**

EFFECT OF PASSAGE: **Investment of \$2,414,460 and creation of ten new full-time jobs with an annual payroll of \$369,376 and retention of 45 full-time jobs with an annual payroll of \$2,284,352.**

EFFECT OF NON-PASSAGE: **Potential loss of investment and creation ten new full-time jobs with an annual payroll of \$369,376 and retention of 45 full-time jobs with an annual payroll of \$2,284,352.**

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

ASSIGNED TO COMMITTEE (PRESIDENT): **John Crawford and Jason Arp**

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 McCoy Bolt Works, Inc. for eligible personal property improvements in the amount of \$2,414,460. McCoy Bolt Works, Inc. will purchase and install new manufacturing equipment.**

EFFECT OF PASSAGE: **Investment of \$2,414,460 and creation of ten new full-time jobs with an annual payroll of \$369,376 and retention of 45 full-time jobs with an annual payroll of \$2,284,352.**

EFFECT OF NON-PASSAGE: **Potential loss of investment and creation ten new full-time jobs with an annual payroll of \$369,376 and retention of 45 full-time jobs with an annual payroll of \$2,284,352.**

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

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

# The Journal Gazette

Account # 1063561 - 1345387

Allen County, Indiana

**FW City Clerk's Office**

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 **53**

### COMPUTATION OF CHARGES

53 lines, 1 column(s) wide equals \_\_\_\_\_

53 equivalent lines at \$ 0.460 cents per line \$ **24.38**

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 \$ 24.38**

### DATA FOR COMPUTING COST

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

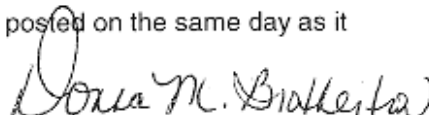
Pursuant to the provisions and penalties of IC 5-11-10-1, I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

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:

11/24/2018

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: November 24, 2018

**NOTICE OF PUBLIC HEARING  
FORT WAYNE COMMON COUNCIL  
CONFIRMING  
RESOLUTION NO. R-18-11-34**

NOTICE IS HEREBY GIVEN THAT THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA, WILL CONDUCT A PUBLIC HEARING ON DECEMBER 11, 2018, 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:

2811 Congressional Parkway,  
Fort Wayne, Indiana 46808  
McCoy Bolt Works, Inc.

COMMON COUNCIL WILL CONDUCT A PUBLIC HEARING ON WHETHER THE ABOVE DESCRIBED RESOLUTION SHOULD BE CONFIRMED, MODIFIED AND CONFIRMED, OR RESCINDED ON TUESDAY DECEMBER 11, 2018.

IF CONFIRMED, SAID DESIGNATION SHALL EXPIRE DECEMBER 31, 2018.

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

11--24 1345387 hspaxlp

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LANA R. KEESLING  
CITY CLERK

11-24 1345387 hspaxip

**BILL NO. R-18-11-34**

**REPORT OF COMMITTEE ON FINANCE**

**December 11, 2018**

**John Crawford 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 2811 Congressional Parkway, Fort Wayne, Indiana 46808

*McCoy Bolt Works, Inc.*

**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

*John Crawford*  
*Jason Arp*

*John Crawford*  
*Jason Arp*

*John Crawford*  
*Jason Arp*  
*John Crawford*  
*Jason Arp*

**LANA R. KEESLING  
CITY CLERK**

*Lana R. Keesling*

Public Hearing Date: 12/11/2018

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

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

Read the third time in full and on motion by Councilman Crawford, 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: December 11, 2018

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

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

Resolution No. R-18-11-34 on the 11th day of December, 2018

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

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

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 12th of December 2018, at the hour of 10:15 o'clock A.M. E.S.T.

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

Approved and signed by me this 13<sup>TH</sup> day of December 2018, at the hour of 8:00 O'clock AM, E.S.T.

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

