

**A CONFIRMING RESOLUTION designating an  
"Economic Revitalization Area" under I.C. 6-1.1-12.1  
for property commonly known as 3522 West Ferguson  
Road, Fort Wayne, Indiana 46809 (Craftline Graphics,  
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 38 full-time, permanent jobs for a total created, annual payroll of \$1,300,000, with the average created annual job salary being \$34,210 and retain 199 full-time, permanent jobs for a total retained annual payroll of \$7,284,701, with the average retained, annual job salary being \$36,606; and

**WHEREAS**, the total estimated project cost is \$1,200,000; 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 February 1, 2021 and December 31, 2024.

**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 \$3.9190/\$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 \$3.9190/\$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 \$3.9190/\$100 (the change would be negligible).

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

3                   **SECTION 7.** The deduction schedule from the assessed value of new manufacturing  
4 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%

5  
6  
7  
8  
9                   **SECTION 8.** The benefits described in the Petitioner's Statement of Benefits can be  
10 reasonably expected to result from the project and are sufficient to justify the applicable  
11 deductions.

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

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

- 20 (a) The cost and description of real property improvements and/or new  
21 manufacturing equipment acquired.
- 22 (b) The number of employees hired through the end of the preceding calendar year  
23 as a result of the deduction.
- 24 (c) The total salaries of the employees hired through the end of the preceding  
25 calendar year as a result of the deduction.
- 26 (d) The total number of employees employed at the facility receiving the deduction.
- 27 (e) The total assessed value of the real and/or personal property deductions.
- 28 (f) The tax savings resulting from the real and/or personal property being abated.

29                   **SECTION 11.** That, the taxpayer is non-delinquent on any and all property tax due to  
30 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 said 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.



SCHEDULE A  
DESCRIPTION OF REAL ESTATE

Parcel I

A part of the Southeast Quarter of the Southwest Quarter and a part of the Northeast Quarter of the Southwest Quarter of Section 4, Township 29 North, Range 12 East of the 2nd Principal Meridian, Pleasant Township, Allen County, Indiana, and more particularly bounded and described as follows:

Commencing at the Southwest corner of the East half of the Southwest Quarter of said Section 4, which point is marked by an iron foot bolt situated 1.35 feet north of the center line of the Ferguson Road pavement; thence North along the West line of the East half of the Southwest Quarter of said Section 4, one thousand fifty eight and sixty five one hundredths (1,058.65) feet to the principal point of beginning;

Thence continuing North along the West line of the East half of the Southwest Quarter of said Section 4, four hundred twelve and forty four one hundredths (412.44) feet;

Thence Easterly along a line bearing North eighty nine degrees thirty eight minutes East, one thousand fifty six and thirty nine one hundredths (1,056.39) feet to a point in the westerly line of a parcel of land conveyed by The Nickel Plate Improvement Company, Inc. to The New York, Chicago and St. Louis Railroad Company by deed dated January 25, 1950, recorded in Volume 423, page 591, Allen County Deed Records;

Thence South along the Westerly line of the parcel of land conveyed to The New York, Chicago and St. Louis Railroad Company, as aforesaid, four hundred twelve and forty four one hundredths (412.44) feet to the northeast corner of a parcel of land conveyed by The Nickel Plate Improvement Company, Inc. to S. S. Kresge Company by deed dated October 5, 1949, recorded in Volume 419, page 544, Allen County Deed Records;

Thence Westerly along the Northerly line of the parcel of land conveyed to S. S. Kresge Company, as aforesaid, one thousand fifty five and ninety five one hundredths (1,055.95) to the principal point of beginning.

Parcel II

A part of the East half of the Southwest quarter of Section 4, Township 29 North, Range 12 East of the 2nd Principal Meridian, Allen County, Indiana, described as follows, to-wit:

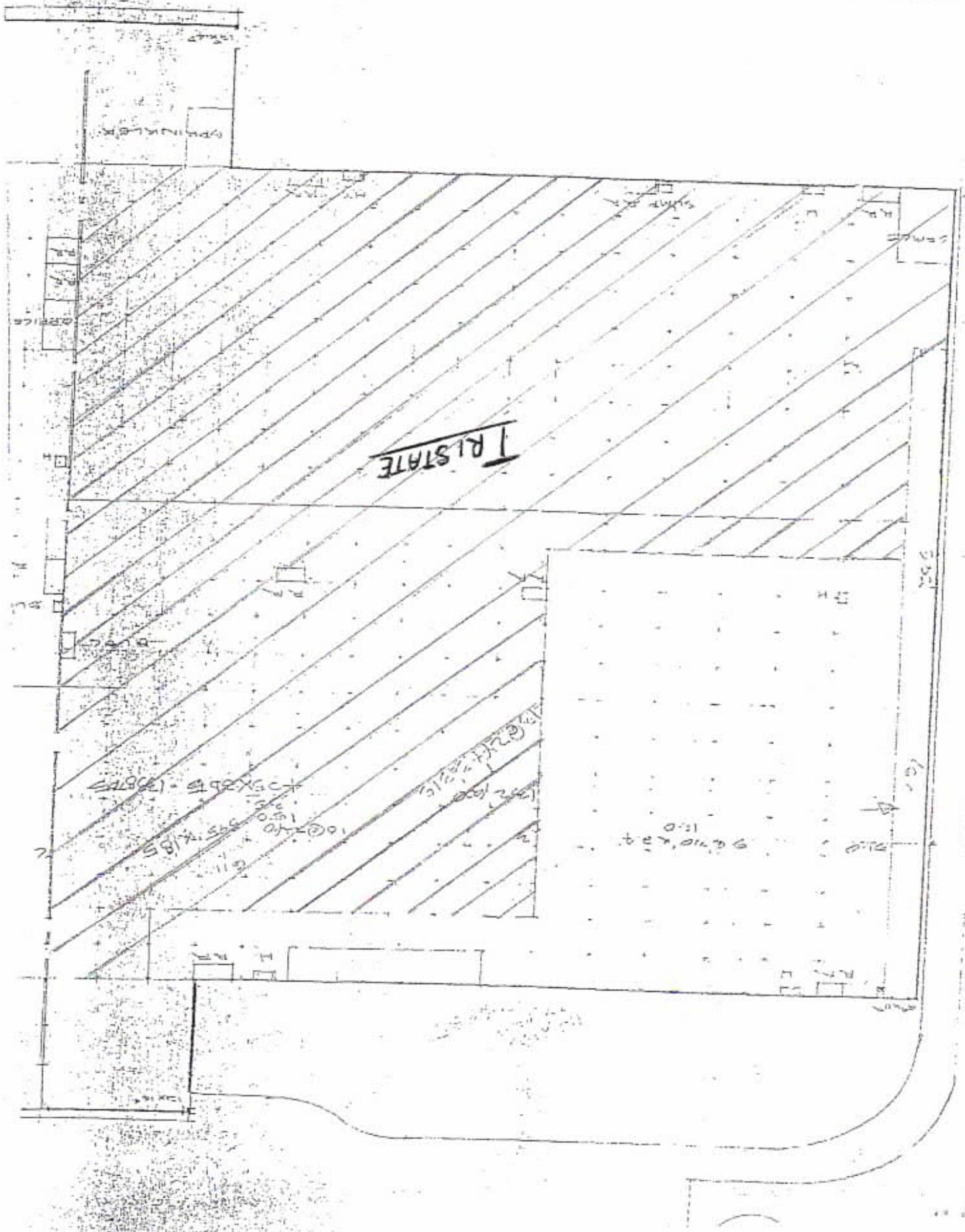
Beginning at the Southwest corner of the East half of the Southwest quarter of Section 4, Township 29 North, Range 12 East of the 2nd Principal Meridian



Allen County, Indiana, which point is marked by an iron foot bolt situated 1.35 feet North of the centre line of the Ferguson Road pavement; thence North along the West line of the East half of the Southwest quarter of Section 4, Township 29 North, Range 12 East, a distance of 1033.63 feet to an iron pin and stake; thence North 89 degrees 38 minutes East a distance of 1055.95 feet to an iron pin and stake situated 47.0 feet West of the Westerly right-of-way line of The New York, Chicago and St. Louis Railroad Company as the same was conveyed to Fort Wayne, Muncie and Cincinnati Railway Company (predecessor corporation of The New York, Chicago and St. Louis Railroad Company) by Thomas Bradbury by Deed dated February 16, 1869, recorded on February 5, 1926, in Deed Record 300, page 599, Allen County Deed Records; thence South 7 minutes West a distance of 414.95 feet on a line 47.0 feet West of and parallel to the aforesaid Westerly rightofway line of The New York, Chicago and St. Louis Railroad Company as the same was conveyed to Fort Wayne, Muncie and Cincinnati Railway Company (predecessor corporation of The New York, Chicago and St. Louis Railroad Company) by Thomas Bradbury by Deed dated February 16, 1869, recorded on February 5, 1926, in Deed Record 300, page 599, Allen County Deed Records, to an iron pin and stake situated in the Southeastern line of the parcel of land conveyed by Clyde O. Newhard and Tessie C. Newhard to The Nickel Plate Improvement Company, Inc., by Deed dated August 1, 1949, recorded August 2, 1949, in Deed Record 417, page 357, Allen County Deed Records; thence South 44 degrees, 42 minutes West along the aforesaid Southeasterly line of the parcel of land conveyed by Clyde O. Newhard and Tessie C. Newhard, to The Nickel Plate Improvement Company, Inc., a distance of 912.97 feet to the South line of the East half of the Southwest quarter of Section 4, Township 29 North, Range 12 East, which point is marked by a cross cut in the pavement, said mark being situated 1.52 feet North of the aforementioned centre line of the Ferguson Road; thence South 89 degrees 45 minutes West along the said South line of the East half of the Southwest quarter of Section 4, Township 29 North, Range 12 East, a distance of 411.2 feet to the place of beginning.

Said parcels I and II are subject to the following:

- (1) Taxes for the year 1973, due and payable in 1974;
- (2) Rights of the public, the State of Indiana and the municipality in and to that part of the premises taken or used for road purposes;
- (3) Rights of way for drainage tiles, ditches, feeders and laterals, if any;
- (4) An easement dated July 9, 1971, and recorded August 24, 1971, as Instrument #71-15685, Allen County Records, granted to Indiana and Michigan Electric Company over the North 14 feet of Parcel I; and
- (5) The state of facts shown on a survey of said real estate by Z. K. Tazian Associates, Inc., Fort Wayne, Indiana (drawing No. BF-132) dated October 31, 1973.



NORFOLK AND SOUTHERN HALLWAY

K-MART DISTRIBUTION CENTER

3522 W. FERGUSON RD.

FORT WAYNE, IN

776,008 SQ. FT.

30.93 ACRES

TOTAL EAST BUILDING: 85,973 SQ. FT.

AVAILABLE  
14,258 SQ. FT.

9,408  
SQ. FT.

TEN STATE  
WAREHOUSING  
39,300 SQ. FT.  
16'1" CEILING  
CLEARANCE

TWO  
TRUCK  
DOCKS

1 DOCK

9'9" x 11'2"

TEN STATE  
38,000 SQ. FT.

CHIAFTLINE  
50,000 SQ. FT.

15'4" CEILING  
CLEARANCE

FALL POTENTIAL

12x14'4"  
INTERIOR DOCKS  
LEVELERS  
6 DOCKS

11 DOCKS

FOAMEX  
10,040 SQ. FT.

17 DOCKS

SCI HOEDER & ASSOC.  
88,120 SQ. FT.

UNITED  
SLEEP  
PRODUCTS  
77,580 SQ. FT.

PHILD  
30,000 SQ. FT.

OFFICE  
10,850 SQ. FT.

OFFICE 2-STORY  
46,000 SQ. FT.

PARKING



FERGUSON ROAD

AIRPORT DRIVE

THE ZACHER CO. and F. C. TUCKER CO.

EXHIBIT "B"

DIGEST SHEET

TITLE OF ORDINANCE: **Confirming Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **This is to confirm the designation of an Craftline Graphics, Inc. for eligible personal property improvements. Craftline Graphics, Inc. will purchase and install \$1,200,000 in new manufacturing equipment.**

EFFECT OF PASSAGE: **Investment of \$1,200,000, the retention of 199 full-time permanent jobs with an annual payroll of \$7,284,701 and the creation of 38 new full-time permanent jobs with an annual payroll of \$1,300,000.**

EFFECT OF NON-PASSAGE: **Potential loss of investment, the retention of 199 full-time permanent jobs with an annual payroll of \$7,284,701 and the creation of 38 new full-time permanent jobs with an annual payroll of \$1,300,000.**

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

ASSIGNED TO COMMITTEE (CO-CHAIRS): **Jason Arp and Glynn Hines**

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

**CONFIRMING RESOLUTION NO. R-21-02-05**

NOTICE IS HEREBY GIVEN THAT THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA, WILL CONDUCT A PUBLIC HEARING ON FEBRUARY 23, 2021, AT 5:30 P.M., IN ROOM 035 – COUNCIL CHAMBERS COURTROOM – 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:

**3522 West Ferguson Road, Fort Wayne, Indiana 46809  
Craftline Graphics, Inc.**

COMMON COUNCIL WILL CONDUCT A PUBLIC HEARING ON WHETHER THE ABOVE DESCRIBED RESOLUTION SHOULD BE CONFIRMED, MODIFIED AND CONFIRMED, OR RESCINDED ON TUESDAY FEBRUARY 23, 2021.

IF CONFIRMED, SAID DESIGNATION SHALL EXPIRE DECEMBER 31, 2021.

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 # 1063561 - 1403204

Allen County, Indiana

FW City Clerk's Office

## 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 \$ 0.499 cents per line \$ 26.95

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 \$ 26.95

### DATA FOR COMPUTING COST

Width of single column in picas . . . . 9.8 Size of type . . . . 7point.  
Number of Insertions . . . . 3

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 3 times.

The dates of publication being as follows:

2/12/2021

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

*Pamela K. Thornton*

Pamela K. Thornton  
Legal Clerk

Date: February 12, 2021

ATTACH COPY OF ADVERTISEMENT HERE

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LANA R. KEESLING  
CITY CLERK  
2--12 1403204 hspaxip

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Legal Clerk

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LANA R. KEESLING  
CITY CLERK  
2--12 1403204 hspax/p

**BILL NO. R-21-02-05**

**REPORT OF COMMITTEE ON FINANCE**

**February 23, 2021**

**Jason Arp Chair**




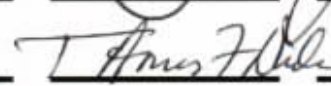

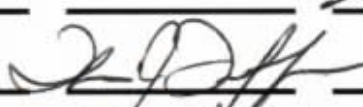

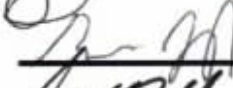
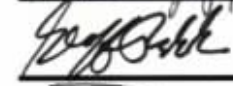

**Glynn Hines Co-Chair**

**All Council Members**

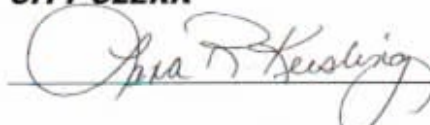
A Confirming Resolution designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 3522 West Ferguson Road, Fort Wayne, Indiana 46809

*Craftline Graphics, Inc.*

COMMITTEE ON REGULATIONS 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>
ARP			
CHAMBERS			
DIDIER			
ENSLEY			
FREISTROFFER			
HINES			
JEHL			
PADDOCK			
TUCKER			

**LANA R. KEESLING  
CITY CLERK**



Public Hearing Date: February 23, 2021

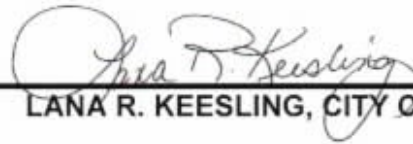
Read the first time in full and on motion by Councilperson Arp.

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

Read the third time in full and on motion by Councilperson 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"/>
CHAMBERS	<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"/>
TUCKER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DATED: February 23, 2021

  
LANA R. KEESLING, CITY CLERK

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

Ordinance No. R-21-02-05 on the 23rd day of February, 2021

ATTEST:

  
LANA R. KEESLING  
CITY CLERK

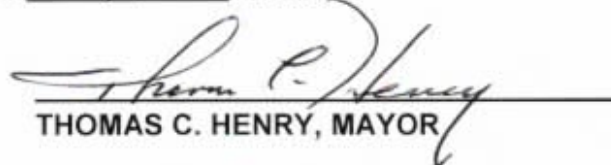
  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 24th of February 2021, at the hour of 8:40 o'clock A.M. E.S.T.

  
LANA R. KEESLING, CITY CLERK

Approved and signed by me this 24<sup>th</sup> day of FEBRUARY

2021, at the hour of 3:00 o'clock Pm E.S.T.

  
THOMAS C. HENRY, MAYOR

FORT WAYNE, INDIANA  
**RECEIVED**  
FEB 23 2021  
LANA R. KEESLING  
CITY CLERK