

**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%

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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 onehundredths (412.44) feet;

Thence Easterly along a line bearing North eighty nine degrees thirty eight minutes East, one thousand fifty six and thirty nine onehundredths (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 onehundredths (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 onehundredths (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 1053.65 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 Southeasterly 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 1.53 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 RAILWAY

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
17,256 SQ. FT.

9,109
SQ. FT.

TRI STATE
WAREHOUSING
39,308 SQ. FT.

16'-1" CEILING
CLEARANCE

TWO
TRUCK
DOCKS

1 DOCK
9'9" x 11'2"

INTERIOR DOCKS
WITH LEVELERS
6 DOCKS
11 DOCKS

17 DOCKS

DRIVE
IN DOOR

TRI STATE
36,000 SQ. FT.

CRAFTLINE
50,600 SQ. FT.

FOAMEX
80,640 SQ. FT.

SCHROEDER & ASSOC.
80,128 SQ. FT.

UNITED
SLEEP
PRODUCTS
77,568 SQ. FT.

OFFICE
10,898 SQ. FT.

OFFICE 2-STORY
46,000 SQ. FT.

15'-0" CEILING
CLEARANCE

11 DOCKS
INTERIOR DOCKS
(NO LEVELERS)

6 DOCKS

12' x 14'5"



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**