

**A CONFIRMING RESOLUTION designating an
“Economic Revitalization Area” under I.C. 6-1.1-12.1
for property commonly known as 4323 Merchant
Road, Fort Wayne, Indiana 46818 (Whitcraft
Enterprises, Inc. dba Precise Manufacturing)**

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 12 full-time, permanent jobs for a total created, annual payroll of \$540,000, with the average created annual job salary being \$45,000 and retain 37 full-time, permanent jobs for a total retained annual payroll of \$2,225,244, with the average retained, annual job salary being \$60,141; and

WHEREAS, the total estimated project cost is \$1,300,000; 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 March 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 \$3.2510/\$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 \$3.2510/\$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 \$3.2510/\$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 ten 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	90%
3	80%
4	70%
5	60%
6	50%
7	40%
8	30%
9	20%
10	10%
11	0%

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

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

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

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

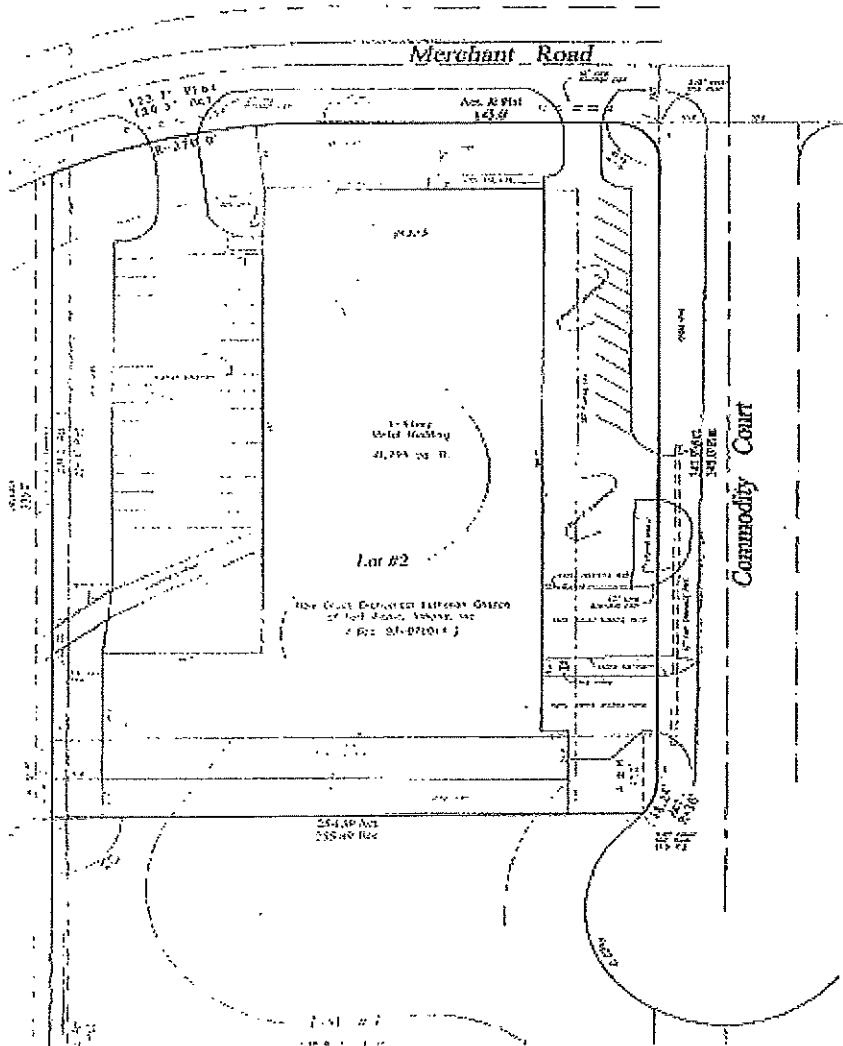
30 **SECTION 11.** That, the taxpayer is non-delinquent on any and all property tax due to
jurisdictions within Allen County, Indiana.

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 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.

Exhibit A

An existing industrial building located at 4323 Merchant Road, within the Edgewood Industrial Park Block B, situated west of Huguenard Road, east of U.S. Highway 33, north of Washington Center Road, & south of Cook Road, in a Part of Section 17 of Washington Township, Allen County, Fort Wayne, Indiana.

Lot #2 and the North 41.00 Feet of Lot #4, Edgewood Industrial Park Block B.



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 Whitcraft Enterprises, Inc. dba Precise Manufacturing for eligible personal property improvements. Whitcraft Enterprises, Inc. dba Precise Manufacturing will purchase and install \$1,300,000 in new manufacturing equipment.**

EFFECT OF PASSAGE: **Investment of \$1,300,000, the retention of 37 full-time permanent jobs with an annual payroll of \$2,225,224 and the creation of 12 new full-time permanent jobs with an annual payroll of \$540,000.**

EFFECT OF NON-PASSAGE: **Potential loss of investment, the retention of 37 full-time permanent jobs with an annual payroll of \$2,225,224 and the creation of 12 new full-time permanent jobs with an annual payroll of \$540,000.**

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

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