

RESOLUTION NO. 17-220

**WOODBURN CITY COUNCIL
DECLARATORY RESOLUTION
FOR THE DESIGNATION OF
ECONOMIC REVITALIZATION AREA NO. W-5
APPLICATION OF MIDWEST WELD SOURCE, INC.**

WHEREAS, the City of Woodburn has been requested by the owner of record thereof to find pursuant to I.C. 6-1.1-12.1-2 that the following described real estate is an Economic Revitalization Area:

Part of the Northwest Quarter of Section 21, Township 31 North, Range 15 East, Allen County, Indiana, more particularly described as follows: COMMENCING at the Northwest corner of the Northwest Quarter of Section 21, Township 31 North, Range 15 East, Allen County, Indiana; thence South 00 degrees 00 minutes 29 seconds East (assumed bearing) along the West line to the Northwest Quarter of Section 21, Township 31 North, Range 15 East, a distance of 800.00 feet; thence North 89 degrees 15 minutes 23 seconds East, a distance of 785.74 feet to the Point of Beginning; thence South 00 degrees 01 minutes 43 seconds West, a distance of 418.1 feet; thence North 89 degrees 59 minutes 30 seconds East, a distance of 244.4 feet to a point of curvature; thence Northeasterly on a curve to the left having a radius of 270.0 feet, a central angle of 14 degrees 23 minutes 44 seconds, an arc length of 67.84 feet ; thence North 00 degrees 01 minutes 42 seconds East, a distance of 413.61 feet; thence South 89 degrees 15 minutes 23 seconds West, a distance of 311.55 feet to the Point of Beginning, Containing 3.0 acres.

WHEREAS, said described property is located within the jurisdiction of the Woodburn City Council for purposes set forth in I.C. 6-1.1-12.1-2; and,

WHEREAS, this Council has determined, based on the information provided by the applicant, that the real estate has become undesirable for, or impossible of, normal development and occupancy inasmuch as the proposed structural improvements and new equipment will permit Midwest Weld Source, Inc. to provide new employment opportunities for Woodburn and the surrounding area as well as proved long-term benefits to the tax base of Allen County and,

WHEREAS, the subject real estate complies with the general standards established by the Woodburn City Council as set forth in Ordinance G-98-1103 adopted pursuant to I.C. 6-1.1-12.1-2 for determining "Economic Revitalization Areas" within the jurisdiction of said Council, as evidenced by the information provided in the applicants application; and,

WHEREAS, the improvement of the real estate described herein would be to the benefit and welfare of all citizens and taxpayers of Woodburn and Allen County, Indiana; and,

WHEREAS, the subject real estate is zoned I-2 (P) Planned General Industrial according to the Woodburn zoning map and that the ERA designation is contingent on Midwest Weld Source, Inc. conforming to the restrictions of the I-2 (P) Planned General Industrial zoning district.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Woodburn, Indiana, that the following findings are made based on the information provided by the applicant:

1. That the estimate of the value of the redevelopment or rehabilitation and the cost of the new manufacturing equipment is reasonable for projects of that nature and equipment of that type; and,
2. That the estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the installation of new equipment and improvements to real estate; and,
3. That the estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the installation of new equipment and improvements to real estate; and,
4. That any other benefits about which information was requested are benefits that can be reasonably expected to result from the installation of new equipment and improvements to real estate; and,
5. That the totality of benefits is sufficient to justify the deduction.

BE IT ALSO RESOLVED by the City Council of Woodburn, Indiana, that the real estate herein above described should be and is hereby declared to be an "Economic Revitalization Area" as that term is defined and intended in I.C. 6-1.1-12.1-1 through 6-1.1-12.1-9.

BE IT ALSO RESOLVED, that the designation of the property described above as an "Economic Revitalization Area" shall be limited to a time period of two (2) years as the designation applies to a deduction from the increased assessed value of real property and personal property. This limitation is established pursuant to I.C. 6-1.1-12.1-2(i)(1), 6-1.1-12.1-2 (i)(2), and 6-1.1-12.1-2 (i)(5).

BE IT FINALLY RESOLVED, that if any part, parts, clause or portion of this Resolution shall be adjudged invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of this Resolution as a whole or any other part, clause or portion of this Resolution.

ADOPTED this 3rd day of July, 2017, by the City Council of Woodburn, Indiana.

COMMON COUNCIL OF THE CITY OF WOODBURN, INDIANA

By: NOT PRESENT; SUBMITTED APPROVAL YEA NAY ABS
Daniel Watts, Councilman BY LETTER

By: Mike Voiron YEA NAY ABS
Mike Voiron, Councilman

By: Dean Gerig YEA NAY ABS
Dean Gerig, Councilman

By: NOT PRESENT YEA NAY ABS
John Renner, Councilman

By: Michael Martin YEA NAY ABS
Michael Martin, Councilman

ATTEST:

By: Timothy Cummins
Timothy Cummins, Clerk-Treasurer

The foregoing resolution passed by the Council is signed and approved (X) / not approved () by me on the same date.

By: Joseph Kelsey
Joseph Kelsey, Mayor of the City of Woodburn