

RESOLUTION NO. 6, 2025

A DECLARATORY RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF WABASH, INDIANA DECLARING AN ECONOMIC REVITALIZATION AREA

WHEREAS, the Common Council of the City of Wabash believes that there is a lack of adequate commercial and industrial development within the City of Wabash; and

WHEREAS, the Common Council of the City of Wabash believes that there is a lack of adequate employment opportunities within in the City of Wabash; and

WHEREAS, the Common Council of the City of Wabash believes that lack of adequate commercial and industrial development and the lack of adequate employment opportunities within the City of Wabash, Indiana depreciates or devalues the remaining property in the City of Wabash, contributes to blight, discourages economic development, leads to population decline and otherwise inhibits growth; and

WHEREAS, the City of Wabash, Indiana within the last year has purchased a considerable amount of property located at the west end of its North Industrial Park at the end of Wedcor Avenue for the purpose of encouraging additional industrial development and combatting property value depreciations, population decline, blight, higher unemployment or under-valued employment and lack of industrial opportunities; and

WHEREAS, the State of Indiana through its real property taxing laws has provided a method for some commercial and industrial properties to obtain tax abatements within an Economic Revitalization Area (ERA); and

WHEREAS, the Common Council of the City of Wabash believes that creating an ERA that encompasses the recently annexed property promotes significant opportunities for the gainful employment of the citizens of the City, will assist in attracting major new business enterprises to the City, may result in the retention or expansion of significant business enterprises exiting in the City, and will benefit the public health, safety, and welfare, increase the economic well-being of the City and will serve to protect and increase property values; and

WHEREAS, The Common Council of the City of Wabash does not believe that the benefits of an ERA can be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under the Indiana property tax abatement statutes because of a lack of local public improvements and the existence of obstacles inhibiting businesses to invest in expansion within the City of Wabash;

NOW THEREFORE BE IT RESOLVED by the Common Council for the City of Wabash, Indiana as follows:

SECTION 1. The following area, as depicted upon the attached map and as described more fully hereinafter, all of which is located within the corporate boundaries of the City of Wabash as a result of a recent annexation in July 2024, is hereby now declared to be an Economic Revitalization Area (ERA).

SECTION 2. The area to be designated an ERA is located in Wabash County, Indiana and is more fully described as follows:

TRACT 1

Part of the Southeast Quarter of Section 4, Township 27 North, Range 6 East, Wabash County, Indiana, being that 36.40 acre parcel surveyed by John H. Stephens, Indiana Professional Surveyor #LS80040428 and shown on the plat of an original boundary survey certified on December 19, 2023 as Job number 23266, being more particularly described as follows:

Beginning at the southwest corner of said Southeast Quarter; thence North 00 degrees 22 minutes 02 seconds West, grid bearing (North American Datum 1983, Indiana East Zone), along the west line of said Southeast Quarter, a distance of 1389.05 to the south right of way line of Wedcor Avenue as recorded on Document 2010R41 1037 on file in the records of the Wabash County, Indiana Recorder; thence North 89 degrees 13 minutes 55 seconds East, along the south line of said street, 1235.13 feet to the beginning of a curve to the right; thence easterly, southeasterly and southerly along a public right of way line as recorded on page 594 of Miscellaneous Record 120 on file in said Recorder's Office and a curve having a radius of 50.00 feet, a central angle of 90 degrees 47 minutes 45 seconds, an arc length of 79.23 feet and subtended by a chord bearing South 45 degrees 22 minutes 13 seconds East, a chord length of 71.20 feet; thence traversing said public right of way, the following Six (6) courses: 1) South 00 degrees 01 minutes 39 seconds West, 1249.38 feet to the beginning of a curve to the right; 2) thence southerly, southwesterly, and westerly, along a curve having a radius of 50.00 feet, a central angle of 89 degrees 12 minutes 27 seconds, an arc length of 77.85 feet and subtended by a chord bearing South 44 degrees 37 minutes 47 seconds West, a chord length of 70.22 feet; 3) thence South 89 degrees 13 minutes 55 seconds West, 91.05 feet; 4) thence North 19 degrees 53 minutes 55 seconds West, 75.25 feet; 5) thence North 37 degrees 20 minutes 04 seconds West, 136.76 feet; 6) thence North 61 degrees 27 minutes 14 seconds West, 130.95 feet to the boundary of a tract owned by Cynthia Susan Eslava Revocable Living Trust as recorded on Document 2022R476732 on file in said Recorder's Office; thence North 00 degrees 04 minutes 37 seconds West, along said boundary, 52.68 feet to an iron stake with JHS RLS #80040428 identification; thence South 88 degrees 49 minutes 23 seconds West, along said boundary, 426.43 feet to an iron stake with JHS RLS #80040428 identification; thence South 01 degrees 04 minutes 37 seconds East, along said

boundary, 334.50 feet to the south line of said Southeast Quarter; thence South 89 degrees 14 minutes 23 seconds West, along said south line, 492.15 feet to the POINT OF BEGINNING.

Containing 36.40 acres, more or less.

TRACT 2

Part of the Southeast Quarter of Section 4, Township 27 North, Range 6 East, Wabash County, Indiana, being that 41.16 acre parcel surveyed by John H. Stephens, Indiana Professional Surveyor #LS80040428 and shown on the plat of an original boundary survey certified on December 19, 2023 as Job number 23266, being more particularly described as follows:

Beginning at the southeast corner of said Southeast Quarter; thence South 89 degrees 14 minutes 23 seconds West, grid bearing (North American Datum 1983, Indiana East Zone), along the south line of said Southeast Quarter, a distance of 1241.37 to the east public right of way line as recorded on page 594 of Miscellaneous Record 120 on file in the office of the Wabash County, Indiana Recorder; North 00 degrees 45 minutes 27 seconds West, 40.00 feet to the beginning of a non-tangent curve to the right; thence traversing said public right of way line the following Three (3) courses; 1) thence westerly, northwesterly, and northerly along said public right of way line and a curve having a radius of 50.00 feet, a central angle of 90 degrees 47 minutes 45 seconds, an arc length of 79.23 feet and subtended by a chord bearing North 45 degrees 21 minutes 35 seconds West, a chord length of 71.20 feet; 2) thence North 00 degrees 01 minutes 39 seconds East, 1249.38 feet to the beginning of a curve to the right; 3) thence northerly, northeasterly and easterly along a curve having a radius of 50.00 feet, a central angle of 89 degrees 12 minutes 45 seconds, an arc length of 77.85 feet and subtended by a chord bearing North 44 degrees 38 minutes 02 seconds East, a chord length of 70.22 feet; North 89 degrees 14 minutes 32 seconds East, along the south right of way line of Wedcor Avenue, 1243.43 feet to the east line of said Southeast Quarter; thence South 00 degrees 01 minutes 59 seconds West, along said east line, 1389.35 feet to the POINT OF BEGINNING.

Containing 41.16 acres, more or less.

TRACT 3

The Southwest Quarter of Section four (4), in Township twenty-seven (27) North, Range six (6) East of the Second Principal Meridian, in Wabash County Indiana. Containing 160 acres more or less.

EXCEPT THEREFROM: A tract of land being part of the Southwest of Section four (4), in Township twenty-seven (27) North, Range six (6) East of the Second Principal Meridian, in Wabash County, Indiana, more particularly described as follows:

COMMENCING at the southeast corner of the southwest quarter of Section four (4), marked by a Wabash County section corner monument; thence South 89 degrees 42' 37" West, (InGCS Bearing Basis for Wabash County), along the south line of said southwest quarter, 1104.71 feet to a mag nail with a marker stamped Bunnell LS and the POINT OF BEGINNING of the herein described tract; thence continuing South 89 degrees 42' 37" West, along the south line of said southwest quarter, 272.25 feet to a mag nail with a marker stamped Bunnell LS; thence North 00 degrees 29' 11" West, parallel with the east line of said southwest quarter, 800.00 feet to a steel rebar stake with a marker stamped Bunnell LS; thence North 89 degrees 42' 37" East, parallel with the south line of said southwest quarter, 272.25 feet to a steel rebar stake with a marker stamped Bunnell LS; thence South 00 degrees 29' 11" East, parallel with the east line of said southwest quarter, 800.00 feet to the POINT OF BEGINNING.

Containing 5.00 acres more or less. Containing after said exception 155 acres more or less.

Containing in all three tracts a total of 232.56 acres, more or less.

Tracts 1 & 2 Parcel Number:	85-14-04-400-008.000-008
Tracts 1 & 2 Property Address:	100 S, Wabash, IN 46992
Tract 3 Parcel Number:	85-14-04-300-008.000-007
Tract 3 Property Address:	100 S., Wabash, IN 46992

SECTION 3. The type of deduction that is allowed in the designated Economic Revitalization Area shall be limited to the redevelopment or rehabilitation of the real estate, and/or the installation of new manufacturing equipment, new research and development equipment, new logistic distribution equipment of new information technology equipment, and/or eligible vacant buildings used for commercial or industrial purposes, as the Council shall establish on a case by case basis by adoption of an appropriate resolution of the Common Council of the City of Wabash, Indiana adopted within sixty (60) days after receiving a copy of an applicant's certified deduction application (on the forms prescribed by the Department of Local Government Finance. The limitations on the type of deduction(s) allowed shall be established pursuant to Indiana Code Section 6-1.1-12.1-1 *et seq.*.

SECTION 4. The duration of the deduction that the Common Council of the City of Wabash, Indiana may authorize from assessed valuation for the redevelopment or rehabilitation of the real estate, and/or for the installation of new manufacturing equipment, new research and

development equipment, new logistic distribution equipment or new information technology equipment and/or eligible vacant buildings used for commercial or industrial purposes shall be as the Council shall establish on a case by case basis by adoption of an appropriate resolution adopted within sixty (60) days after receiving a copy of an applicant's certified deduction application on the forms prescribed by the Department of Local Government Finance. The limitations on the duration of deduction(s) allowed shall be established pursuant to Indiana Code Section 6-1.1-12.1-1 *et seq.*.

SECTION 5. The amount of deduction applicable to the redevelopment or rehabilitation of the real estate, and/or to the installation of new manufacturing equipment, new research and development equipment, new logistic distribution equipment or new information technology equipment, and/or eligible vacant buildings used for commercial or industrial purposes, shall be as the Common Council of the City of Wabash, Indiana shall establish on a case by case basis by adoption of an appropriate resolution adopted within sixty (60) days after receiving a copy of a property owner's certified deduction application on the forms prescribed by the Department of Local Government Finance. The limitations on the amount of deduction(s) allowed shall be established pursuant to

SECTION 6. The Common Council of the City of Wabash, Indiana shall cause to be published a notice In accordance with the requirements of Indiana Code Section 6-1.1-12.1-1 *et seq.* setting a date for the receiving and hearing of remonstrance's and objections from interested persons and file the same with all taxing unites that have authority to levy property taxes in the geographic area where the Economic Revitalization Area is located. After considering the evidence, the Council shall take final action determining whether the qualifications for an economic revitalization area have been met and either confirm, modify and confirm, or rescind this Resolution.

SECTION 7. No part of this Resolution shall be interpreted to conflict with any local, state or federal laws, and all reasonable efforts shall be made to harmonize the same. Should any section or part thereof of this Resolution be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the Resolution as a whole, or any other portion thereof other than that portion so declared to be invalid, and for this purpose the provisions of the resolution are hereby declared to be severable.

PASSED BY THE COMMON COUNCIL OF THE CITY OF WABASH, INDIANA THIS 27th DAY OF MAY 2025.

By: _____
John Burnsworth, Common Council President

PRESENTED BY ME TO THE MAYOR OF THE CITY OF WABASH ON THE 27th DAY OF MAY 2025 AT THE HOUR OF _____ O'CLOCK ____M.

Melanie Givens Penn, Clerk-Treasurer

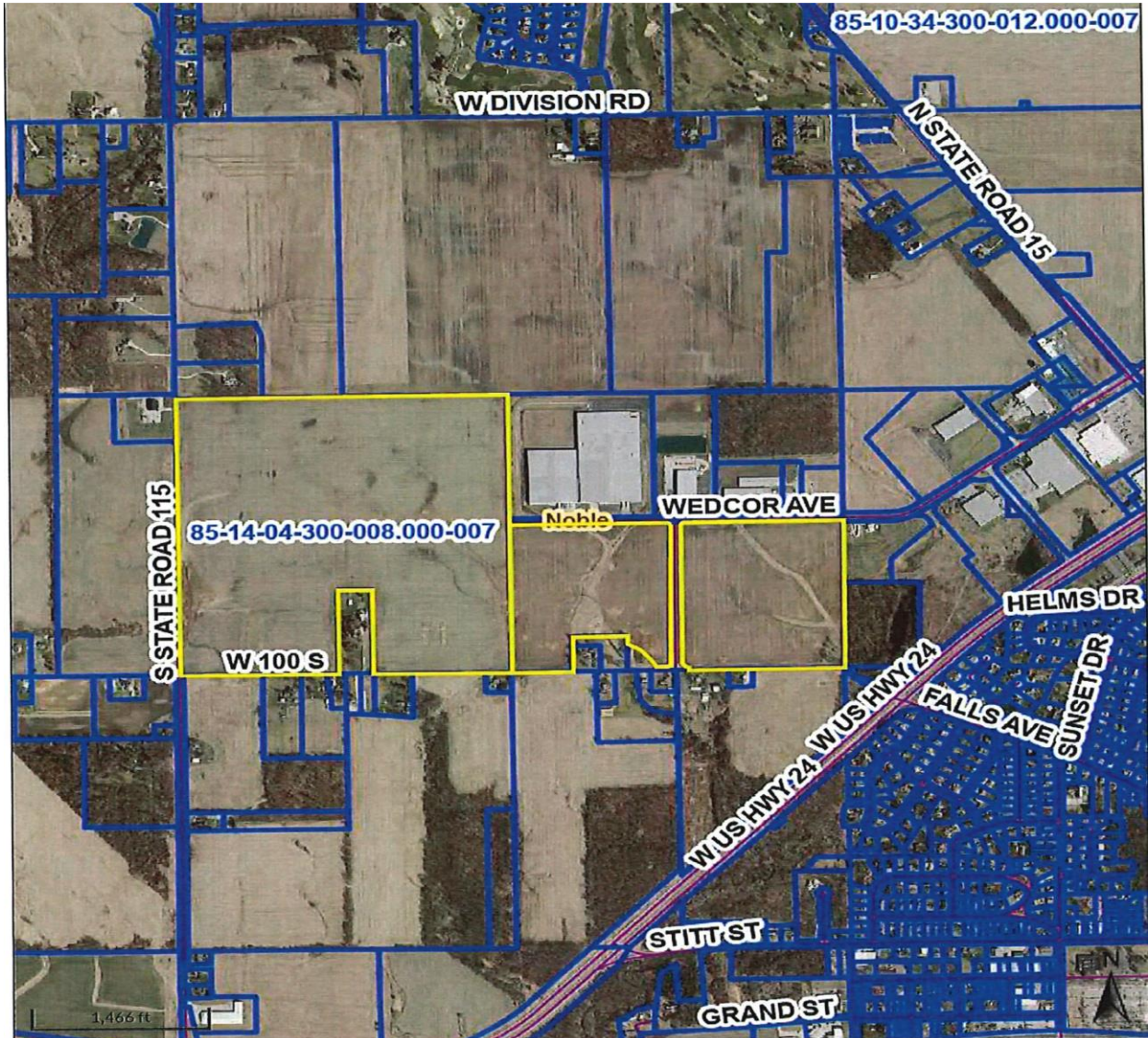
THIS ORDINANCE WAS APPROVED AND SIGNED ON THE 27th DAY OF MAY 2025 AT
THE HOUR OF _____ O'CLOCK ____ M.

Scott A. Long, Mayor

ATTEST:

Melanie Givens Penn, Clerk-Treasurer

EXHIBIT A



Disk/City of Wabash/Ordinance & Resolutions/Tax Abatement/economic revitalization
resolution wedcor annexed property

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