

2
3 A CONFIRMING RESOLUTION designating an "Economic
4 Revitalization Area" under I.C. 6-1.1-12.1 for property
5 commonly known as 7614 and 7720 Opportunity Drive, Fort
6 Wayne, Indiana 46825 (Shambaugh & Son, LP)

7 WHEREAS, Common Council has previously designated and declared by Declaratory Resolution
8 the following described property as an "Economic Revitalization Area" under Sections 153.13-153.24 of
9 the Municipal Code of the City of Fort Wayne, Indiana, and I.C. 6-1.1-12.1, to wit:

10 Attached hereto as "Exhibit A" as if a part herein; and

11 WHEREAS, said project will create 25 full-time, permanent jobs for a total additional annual
12 payroll of \$1,500,000, with the average new annual job salary being \$60,000 and retain 297 full-time,
13 permanent jobs for a current annual payroll of \$19,899,000, with the average current annual job salary
14 being \$67,000; and

15 WHEREAS, the total estimated project cost is \$2,120,050; and

16 WHEREAS, a recommendation has been received from the Committee on Finance concerning
17 said Resolution; and

18 WHEREAS, notice of the adoption and substance of said Resolution has been published in
19 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
20 Resolution.

21 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT
22 WAYNE, INDIANA:

23 SECTION 1. That, the Resolution previously designating the above described property as an
24 "Economic Revitalization Area" is confirmed in all respects.

25 SECTION 2. That, the hereinabove described property is hereby declared an "Economic
26 Revitalization Area" pursuant to I.C. 6-1.1-12.1, said designation to begin on the effective date of this
27 Resolution and shall terminate on December 31, 2011, unless otherwise automatically extended in five
28 year increments per I.C. 6-1.1-12.1-9.

29 SECTION 3. That, said designation of the hereinabove described property as an "Economic
30 Revitalization Area" shall apply to a deduction of the assessed value of real estate and personal property
for new manufacturing, logistical distribution and information technology equipment.

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 redevelopment or rehabilitation and estimate of the value of the new manufacturing, logistical
distribution and information technology 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, logistical distribution and information technology equipment.

1 **SECTION 5.** The current year approximate tax rates for taxing units within the City would be:

2 ... If the proposed development does not occur, the approximate current year tax rates for this
3 site would be \$3.0384/\$100.

4 ... If the proposed development does occur and no deduction is granted, the approximate
5 current year tax rate for the site would be \$3.0384/\$100 (the change would be negligible).

6 ... If the proposed development occurs, and a deduction percentage of fifty percent (50%) is
7 assumed, the approximate current year tax rate for the site would be \$3.0384/\$100 (the
8 change would be negligible).

9 ... If the proposed new manufacturing equipment is not installed, the approximate current year
10 tax rates for this site would be \$3.0384/\$100.

11 ... If the proposed new manufacturing equipment is installed and no deduction is granted, the
12 approximate current year tax rate for the site would be \$3.0384/\$100 (the change would be
13 negligible).

14 ... If the proposed new manufacturing equipment is installed and a deduction percentage of
15 eighty percent (80%) is assumed, the approximate current year tax rate for the site would be
16 \$3.0384/\$100 (the change would be negligible).

17 ... If the proposed new logistical distribution equipment is not installed, the approximate current
18 year tax rates for this site would be \$3.0384/\$100.

19 ... If the proposed new logistical distribution equipment is installed and no deduction is granted,
20 the approximate current year tax rate for the site would be \$3.0384/\$100 (the change would
21 be negligible).

22 ... If the proposed new logistical distribution equipment is installed and a deduction percentage
23 of eighty percent (80%) is assumed, the approximate current year tax rate for the site would
24 be \$3.0384/\$100 (the change would be negligible).

25 ... If the proposed new information technology equipment is not installed, the approximate
26 current year tax rates for this site would be \$3.0384/\$100.

27 ... If the proposed new information technology equipment is installed and no deduction is
28 granted, the approximate current year tax rate for the site would be \$3.0384/\$100 (the change
29 would be negligible).

30 ... If the proposed new information technology equipment is installed and a deduction
percentage of eighty percent (80%) is assumed, the approximate current year tax rate for the
site would be \$3.0384/\$100 (the change would be negligible).

SECTION 6. That, pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from
the assessed value of the real property shall be for a period of ten years, and that the deduction from the
assessed value of the new manufacturing, logistical distribution and information technology equipment
shall be for a period of ten years.

1 **SECTION 7.** That, the benefits described in the Petitioner's Statement of Benefits can be
2 reasonably expected to result from the project and are sufficient to justify the applicable deductions.

3 **SECTION 8.** For new manufacturing, logistical distribution and information technology
4 equipment, a deduction application must contain a performance report showing the extent to which there
5 has been compliance with the Statement of Benefits form approved by the Fort Wayne Common Council
6 at the time of filing. This report must be submitted to the Allen County Auditor's Office, and the City of Fort
7 Wayne's Community Development Division and must be included with the deduction application. For
8 subsequent years, the performance report must be updated and submitted along with the deduction
9 application at the time of filing.

10 **SECTION 9.** For real property, a deduction application must contain a performance report
11 showing the extent to which there has been compliance with the Statement of Benefits form approved by
12 the Fort Wayne Common Council at the time of filing. This report must be submitted to the Allen County
13 Auditor's Office and the City of Fort Wayne's Community Development Division and must be included in
14 the deduction application. For subsequent years, the performance report must be updated each year in
15 which the deduction is applicable at the same time the property owner is required to file a personal
16 property tax return in the taxing district in which the property for which the deduction was granted is
17 located. If the taxpayer does not file a personal property tax return in the taxing district in which the
18 property is located, the information must be provided by May 15.

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

- 20 . The cost and description of real property improvements and/or new manufacturing, logistical
21 distribution and information technology equipment acquired.
- 22 . The number of employees hired through the end of the preceding calendar year as a result of
23 the deduction.
- 24 . The total salaries of the employees hired through the end of the preceding calendar year as a
25 result of the deduction.
- 26 . The total number of employees employed at the facility receiving the deduction.
- 27 . The total assessed value of the real and/or personal property deductions.
- 28 . 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 this 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.

Read the first time in full and on motion by J. Harper, and duly adopted, read the second time by title and referred to the Committee on Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at Room 030 - Council Discussion Garden Level - Citizens Square, Fort Wayne, Indiana, on Monday, the 28th day of February, 2012, at 5:30 o'clock P. M., E.S.T.

DATED: 2-14-12

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by J. Harper, and duly adopted, placed on its passage. PASSED LOSD by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
<u>TOTAL VOTES</u>	<u>7</u>	<u>---</u>	<u>---</u>	<u>2</u>
<u>BENDER</u>	<u>✓</u>	<u>---</u>	<u>---</u>	<u>---</u>
<u>CRAWFORD</u>	<u>✓</u>	<u>---</u>	<u>---</u>	<u>---</u>
<u>DIDIER</u>	<u>---</u>	<u>---</u>	<u>---</u>	<u>✓</u>
<u>HARPER</u>	<u>✓</u>	<u>---</u>	<u>---</u>	<u>---</u>
<u>HINES</u>	<u>---</u>	<u>---</u>	<u>---</u>	<u>✓</u>
<u>JEHL</u>	<u>✓</u>	<u>---</u>	<u>---</u>	<u>---</u>
<u>PADDOCK</u>	<u>✓</u>	<u>---</u>	<u>---</u>	<u>---</u>
<u>SHOAFF</u>	<u>✓</u>	<u>---</u>	<u>---</u>	<u>---</u>
<u>SMITH</u>	<u>✓</u>	<u>---</u>	<u>---</u>	<u>---</u>

DATED: 2-28-12

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING) ORDINANCE (RESOLUTION) NO. R-08-12 on the 28th day of February, 2012

ATTEST:
Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

SEAL
[Signature]
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 29th day of February, 2012, at the hour of 11:30 o'clock A. M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 29th day of February, 2012, at the hour of 2:00 o'clock P. M., E.S.T.

Thomas C. Henry
THOMAS C. HENRY, MAYOR