

3 A CONFIRMING RESOLUTION designating an "Economic
4 Revitalization Area" under I.C. 6-1.1-12.1 for property
5 commonly known as 6201 Discount Drive, Fort Wayne,
6 Indiana 46818 (Cyco Properties)

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 result in the occupation of an eligible vacant building under I C 6-1 1-
12 1-4 8, and

13 WHEREAS, said project will create four full-time and one part-time, permanent jobs for a total
14 new, annual payroll of \$138,000, with the average new annual job salary being \$27,600 and retain four
15 full-time, permanent jobs for a total current annual payroll of \$202,000, with the average current, annual
16 job salary being \$50,500, and

17 WHEREAS, the total estimated project cost is \$136,000, and

18 WHEREAS, a recommendation has been received from the Committee on Finance concerning
19 said Resolution, and

20 WHEREAS, notice of the adoption and substance of said Resolution has been published in
21 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
22 Resolution; and

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

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

27 SECTION 2. That, the hereinabove described property is hereby declared an "Economic
28 Revitalization Area" pursuant to I C 6-1 1-12.1, said designation to begin on the effective date of this
29 Resolution and shall terminate on December 31, 2011, unless otherwise automatically extended in five
30 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 both a deduction of the assessed value of occupation of an eligible
vacant building, real estate, and personal property for new 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 the value of the occupation of the eligible vacant building and estimate of the value of the occupation of

1 the eligible vacant building and the value of the redevelopment or rehabilitation of the eligible vacant
2 building and estimate of the value of the new logistical distribution and information technology equipment,
3 all contained in Petitioner's Statement of Benefits are reasonable and are benefits that can be reasonably
4 expected to result from the proposed described installation of the new logistical distribution and
information technology equipment

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

6 If the proposed occupation of the eligible vacant building does not occur, the approximate
7 current year tax rates for this site would be \$3.0261/\$100.

8 If the proposed occupation of the eligible vacant building occurs and no deduction is granted,
9 the approximate current tax rate for the site would be \$3 0261/\$100 (the change would be
10 negligible)

11 If the proposed occupation of the eligible vacant building occurs, and a deduction percentage
12 of fifty percent (50%) is assumed, the approximate current year tax rate for this would be
13 \$3 0261/\$100 (the change would be negligible).

14 If the proposed development does not occur, the approximate current year tax rates for this
15 site would be \$3.0261/\$100

16 If the proposed development does occur and no deduction is granted, the approximate
17 current year tax rate for the site would be \$3 0261/\$100 (the change would be negligible)

18 If the proposed development occurs, and a deduction percentage of fifty percent (50%) is
19 assumed, the approximate current year tax rate for the site would be \$3 0261/\$100 (the
20 change would be negligible)

21 If the proposed new logistical distribution and information technology equipment is not
22 installed, the approximate current year tax rates for this site would be \$3 0261/\$100

23 If the proposed new logistical distribution and information technology equipment is installed
24 and no deduction is granted, the approximate current year tax rate for the site would be
25 \$3 0261/\$100 (the change would be negligible)

26 If the proposed new logistical distribution and information technology equipment is installed
27 and a deduction percentage of eighty percent (80%) is assumed, the approximate current
28 year tax rate for the site would be \$3.0261/\$100 (the change would be negligible).

29 **SECTION 6.** That, pursuant to I C 6-1.1-12.1, it is hereby determined that the deduction from
30 the assessed value of the eligible vacant building shall be for a period of one year and 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 logistical distribution and information technology equipment shall be for a
period of ten years.

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

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

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

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

18 The cost and description of real property improvements and/or new logistical distribution and
19 information technology equipment acquired

20 The number of employees hired through the end of the preceding calendar year as a result of
21 the deduction.

22 The total salaries of the employees hired through the end of the preceding calendar year as a
23 result of the deduction.

24 The total number of employees employed at the facility receiving the deduction

25 The total assessed value of the real and/or personal property deductions

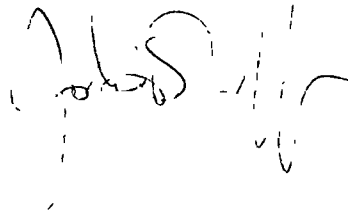
26 The tax savings resulting from the real and/or personal property being abated.

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

29 **SECTION 12.** That, pursuant to I C 6-1 1-12.1-12 et al, any property owner that has received a
30 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.

SECTION 13. That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

Member of Council

A handwritten signature in black ink, appearing to be "J. S. [unclear]", written over a faint circular stamp.

APPROVED AS TO FORM A LEGALITY

A handwritten signature in black ink, appearing to be "C. Helton".

Carol Helton, City Attorney

Admn. Appr.

DIGEST SHEET

TITLE OF ORDINANCE: **Confirming Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Cyco Properties is requesting the designation of an Economic Revitalization Area for both real and personal property improvements in the amount of \$136,000. In order to expand, Cyco Properties will renovate existing areas of the vacant building and create additional space while also purchasing a new fork truck, computer system, and peripherals.**

EFFECT OF PASSAGE: **Installing new equipment and refurbishing the structure will allow Cyco Properties to continue to grow in the coming years. Four full-time jobs and one part-time job will be created.**

EFFECT OF NON-PASSAGE: **Potential loss of development, four full time jobs, and one part-time job.**

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

ASSIGNED TO COMMITTEE (CO-CHAIRS): **Mitch Harper and John Shoaff**



EXHIBIT A

5-17-2-067
EDGEWOOD INDUSTRIAL PK BLK A
LOT 6 EX N 230FT

Read the first time in full and on motion by Shoaff, 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 11th day of December, 2012, at 5:30 o'clock P.M., E.S.T.

DATED: 11-27-12

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK
LOST, and duly adopted,

Read the third time in full and on motion by Shoaff placed on its passage. (PASSED) by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>9</u>			
BENDER	<u>✓</u>			
CRAWFORD	<u>✓</u>			
DIDIER	<u>✓</u>			
HARPER	<u>✓</u>			
HINES	<u>✓</u>			
JEHL	<u>✓</u>			
PADDOCK	<u>✓</u>			
SHOAFF	<u>✓</u>			
SMITH	<u>✓</u>			

DATED: 12-11-12

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.. on the 11th day of December, 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 12th day of December, 2012, at the hour of One o'clock P.M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 12th day of December, 2012, at the hour of 2:00 o'clock

Thomas C. Henry
THOMAS C. HENRY, MAYOR

BILL NO. R-12-11-25

REPORT OF THE COMMITTEE OF FINANCE

JOHN SHOAFF – CHAIR
MITCH HARPER – CO-CHAIR
ALL COUNCIL MEMBERS

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS REFERRED. **RESOLUTION R-12-11-25 A Confirming Resolution designating an "Economic Revitalization Area" under I.C.6-1.1-12.1 for property commonly known as 6201 Discount Drive, Fort Wayne, Indiana 46818 (CyCo Properties) Will create four full-time and one part-time, permanent job.. COMMITTEE OF FINANCE HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE**

DO PASS

DO NOT PASS

ABSTAIN

NO REC

John Shoaff
Mitch Harper
James Higgins
...
...
...

**SANDRA E. KENNEDY
CITY CLERK**