

4 **A CONFIRMING RESOLUTION designating an**  
5 **"Economic Revitalization Area" under I.C. 6-1.1-12.1 for**  
6 **property commonly known as 530 Home Avenue, Fort**  
7 **Wayne, Indiana 46807 (Fairfield Community Home, LP)**

8 **WHEREAS**, Common Council has previously designated and declared by  
9 Declaratory Resolution the following described property as an "Economic Revitalization Area"  
10 under Sections 153.13-153.24 of the Municipal Code of the City of Fort Wayne, Indiana, and  
11 I C 6-1 1-12.1, to wit:

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

13 **WHEREAS**, said project will create three full-time and two part-time, permanent jobs  
14 for a total new, annual payroll of \$141,000, with the average new annual job salary being  
15 \$28,200; and

16 **WHEREAS**, the total estimated project cost is \$5,170,282, and

17 **WHEREAS**, a recommendation has been received from the Committee on Finance,  
18 and

19 **WHEREAS**, notice of the adoption and substance of said Resolution has been  
20 published in accordance with I.C. 6-1 1-12 1-2 5 and I.C 5-3-1 and a public hearing has  
21 been conducted on said Resolution, and

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

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

26 **SECTION 2.** That, the hereinabove described property is hereby declared an  
27 "Economic Revitalization Area" pursuant to I C 6-1.1-12 1, said designation to begin on the  
28 effective date of this Resolution and shall terminate on December 31, 2016, unless otherwise  
29 automatically extended in five year increments per I C 6-1 1-12.1-9.

30 **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 real  
estate

**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 redevelopment or rehabilitation, all contained in

1 Petitioner's Statement of Benefits are reasonable and are benefits that can be reasonably  
2 expected to result from the proposed described redevelopment or rehabilitation.

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

5 If the proposed development does not occur, the approximate current year tax  
6 rates for this site would be \$3.1537/\$100.

7 If the proposed development occurs and no deduction is granted, the  
8 approximate current year tax rate for the site would be \$3.1537/\$100 (the  
9 change would be negligible)

10 If the proposed development occurs, and a deduction percentage of fifty percent  
11 (50%) is assumed, the approximate current year tax rate for the site would be  
12 \$3 1537/\$100 (the change would be negligible).

13 **SECTION 6.** Pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction  
14 from the assessed value of the real property shall be for a period of ten years.

15 **SECTION 7.** The benefits described in the Petitioner's Statement of Benefits can be  
16 reasonably expected to result from the project and are sufficient to justify the applicable  
17 deductions.

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

28 **SECTION 9.** The performance report must contain the following information

29 . The cost and description of real property improvements.

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

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

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

. The total assessed value of the real property deductions


The tax savings resulting from the real property being abated.

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**SECTION 10.** That, the taxpayer is non-delinquent on any and all property tax due to jurisdictions within Allen County, Indiana.

**SECTION 11.** 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.

**SECTION 12.** 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

APPROVED AS TO FORM A LEGALITY

  
Carol Helton, City Attorney

Public Hearing Date, if applicable 1/22/13

Read the first time in full and on motion by Councilman John Crawford  
Read the second time by title and referred to the Finance Committee  
Committee. Read the third time in full and on motion by Councilman Crawford, placed on passage by the following vote:

|             | AYES | NAYS | ABSTAINED | ABSENT |
|-------------|------|------|-----------|--------|
| TOTAL VOTES | 5    |      | 1         |        |
| BENDER      | ✓    |      |           |        |
| CRAWFORD    | ✓    |      |           |        |
| DIDIER      | ✓    |      |           |        |
| HARPER      | ✓    |      |           |        |
| HINES       | ✓    |      |           |        |
| JEHL        |      |      | ✓         |        |
| PADDOCK     | ✓    |      |           |        |
| SHOAFF      | ✓    |      |           |        |
| SMITH       | ✓    |      |           |        |

DATED: 2-12-13 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-11-3 on the 12<sup>th</sup> day of  
February, 2013

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

Thomas F. Didier  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 13<sup>th</sup> day  
of February, 2013, at the hour of 3 o'clock PM. E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 14<sup>th</sup> day of FEBRUARY  
2013, at the hour of 2:00 o'clock PM. E.S.T.

Thomas C. Henry  
THOMAS C. HENRY, MAYOR

## **EXHIBIT A**

### **PARCEL I:**

Lots Numbered 1 and 2 and the South 40.0 feet of Lot Number 3, together with Lots 8, 9, 10 and 11, together with the South 120.0 feet of the 12 foot wide vacated alley lying between Lot Number 8 and said Lots Numbered 1 and 2 vacated by Declaratory Resolution #1306-71 on file in the Office of the Board of Public Works, City of Fort Wayne, Indiana, together with the North 40.21 feet of the South 160.21 feet of the 12 foot side vacated alley lying between Lot Number 8 and Lot Number 3 vacated by General Ordinance No. G-10-01, recorded August 23, 2001 as Document Number 201059976, all in S.B. Bond's Amended Subdivision of Fairfield Outlot No. 22 and that part of Outlot Number 21 lying South of Shawnee Run in the Northeast Quarter of the Northwest Quarter of Section 14, Township 30 North, Range 12 East, now included in the City of Fort Wayne, Indiana, according to the recorded plat thereof, as recorded in Deed Record 91, page 278.

### **PARCEL II:**

Lots Numbered 13, 14 and 15 all in S.B. Bond's Amended Subdivision of Fairfield Outlot Number 22 and that part of Outlot Number 21 lying South of Shawnee Run in the Northeast Quarter of the Northwest Quarter of Section 14, Township 30 North, Range 12 East, now included in the City of Fort Wayne, Indiana, according to the recorded plat thereof, as recorded in Deed Record 91, page 278.

Admn. Appr.

DIGEST SHEET

TITLE OF ORDINANCE: **Confirming Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Fairfield Community Home, LP is requesting the designation of an Economic Revitalization Area for real property improvements in the amount of \$5,170,282. Fairfield Community Home, LP will demolish the current vacant building and construct a new two-story, multi-family supportive housing project for young adults who are aging out of foster care.**

EFFECT OF PASSAGE: **Constructing the building will allow Fairfield Community Home, LP to develop a site that has been vacant for over twenty years. Three full-time jobs and two part-time jobs will be created.**

EFFECT OF NON-PASSAGE: **Potential loss of development, three full-time jobs, and two part-time jobs.**

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

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

# The Journal Gazette

Account # 1060008 - 1035846

Allen County, Indiana

**FW Common Council**

## PUBLISHER'S CLAIM

ATTACH COPY OF ADVERTISEMENT HERE

### LINE COUNT

Display Master (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) -- number of equivalent lines

Head -- number of lines

Body -- number of lines

Tail -- number of lines

Total number of lines in notice 65

### COMPUTATION OF CHARGES

65 lines, 1 column(s) wide equals \$ 26.13  
65 equivalent lines at \$ 0.402 cents per line

Additional charges for notices containing rule or tabular work  
(50 per cent of above amount) -

Charge for extra proofs of publication  
(\$1.00 for each proof in excess of two) -

TOTAL AMOUNT OF CLAIM \$ 26.13

### DATA FOR COMPUTING COST

Width of single column in picas . . . . 9.8    Size of type . . . . 7point.

Number of Insertions . . . . 1

Pursuant to the provisions and penalties of IC 5-11-10-1, I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

I also certify that the printed matter attached hereto is a true copy, of the same column width and type size, which was duly published in said paper 1 times.

The dates of publication being as follows:

|           |   |   |   |
|-----------|---|---|---|
| 1/12/2013 | - | - | - |
| -         | - | - | - |
| -         | - | - | - |

Additionally, Newspaper has a Web site and this public notice was posted on the same day as it was published in The Journal Gazette.

T. Brown-Smith  
Legal Clerk

Date: January 12, 2013

**NOTICE OF PUBLIC HEARINGS  
FORT WAYNE COMMON COUNCIL  
RESOLUTION NO R-13-01-06  
RESOLUTION NO R-13-01-08  
RESOLUTION NO R-13-01-10**

NOTICE IS HEREBY GIVEN THAT THE FORT WAYNE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA, WILL CONDUCT PUBLIC HEARINGS ON JANUARY 22, 2013 AT 5:30 P.M. IN ROOM 030 - COUNCIL DISCUSSION ROOM - GARDEN LEVEL CITIZENS SQUARE 200 E. BERRY, FORT WAYNE, INDIANA 46802, DESIGNATING AN ECONOMIC REVITALIZATION AREA UNDER SECTION I.C. 6-1-1-12.1 FOR PROPERTIES COMMONLY KNOWN AS:

R-13-01-06  
530 HOME AVENUE, FORT WAYNE, INDIANA 46807 (FAIRFIELD COMMUNITY HOME, LP)

R-13-01-08  
3904 FERGUSON ROAD, FORT WAYNE, INDIANA 46809 (INTERNATIONAL PAPER COMPANY)

R-13-01-10  
6400 BROTHERHOOD WAY, FORT WAYNE, INDIANA 46825 (BROTHERHOOD MUTUAL INSURANCE COMPANY)

COMMON COUNCIL WILL CONDUCT A PUBLIC HEARING ON WHETHER THE ABOVE DESCRIBED RESOLUTIONS SHOULD BE CONFIRMED, MODIFIED AND CONFIRMED OR RESCINDED ON TUESDAY, JANUARY 22, 2013.

IF CONFIRMED, SAID DESIGNATION SHALL EXPIRE DECEMBER 31, 2016.

ALL INTERESTED PERSONS ARE INVITED TO ATTEND AND BE HEARD AT THE PUBLIC HEARING.

"REASONABLE ACCOMMODATIONS" FOR PERSONS WITH A KNOWN DISABLING CONDITION WILL BE CONSIDERED IN ACCORDANCE WITH STATE AND FEDERAL LAW. ANY PERSON NEEDING A "REASONABLE ACCOMMODATION" SHOULD NOTIFY PUBLIC INFORMATION OFFICE (260) 427-1120, TTY (260) 1200, AT LEAST SEVENTY-TWO HOURS PRIOR TO THE MEETING.

SANDRA E. KENNEDY  
CITY CLERK

1--12 1035846

# The News-Sentinel

Account # 1060008 - 1035846  
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|-----------|---|---|---|
| 1/12/2013 | - | - | - |
| -         | - | - | - |
| -         | - | - | - |

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T. Brown-Smith  
Legal Clerk

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SANDRA E. KENNEDY  
CITY CLERK

1--12 1035846

BILL NO. R-13-01-06

## REPORT OF THE COMMITTEE ON FINANCE

### FEBRUARY 12, 2013

JOHN CRAWFORD – CHAIR  
TOM SMITH – CO-CHAIR  
ALL COUNCIL MEMBERS

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS REFERRED A CONFIRMING RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 530 Home Avenue, Fort Wayne, Indiana 46807 (Fairfield Community Home, LP). 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 Crawford*  
*Tom Smith*  
*Michael B. ...*  
*Thomas F. ...*  
*F. ...*

SANDRA E. KENNEDY  
CITY CLERK