

3 **A CONFIRMING RESOLUTION designating an "Economic**  
4 **Revitalization Area" under I.C. 6-1.1-12.1 for property**  
5 **commonly known as 5201 Investment Drive, Fort Wayne,**  
6 **Indiana 46808 (Accelerated Tanks and Trailers)**

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 277 full-time, permanent jobs for a total new, annual payroll of  
12 \$13,332,342, with the average new annual job salary being \$48,131 and retain twenty-three full-time,  
13 permanent jobs for a total current annual payroll of \$1,107,017, with the average current, annual job salary  
14 being \$48,131; and

15 **WHEREAS**, the total estimated project cost is \$4,164,500; 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 Council hereby adopts a waiver of non-compliance with I.C. 6-1.1-12.1  
24 regarding the failure to designate an area as an Economic Revitalization Area before the initiation of  
25 development for which Accelerated Tanks and Trailers desires to claim an Economic Revitalization Area  
26 deduction. Such waiver shall be in effect for real and personal property improvements during the period of  
27 September 1, 2012 through the date of this resolution and is granted through the authority of I.C. 6-1.1-31-  
28 1 and 50 I.A.C. 10-4-1 (a)(2) and (3).

29 **SECTION 2.** That, the Resolution previously designating the above described property as an  
30 "Economic Revitalization Area" is confirmed in all respects.

**SECTION 3.** That, the hereinabove described property is hereby declared an "Economic  
Revitalization Area" pursuant to I.C. 6-1.1-12.1, said designation to begin on the effective date of this  
Resolution and shall terminate on December 31, 2016, unless otherwise automatically extended in five  
year increments per I.C. 6-1.1-12.1-9

**SECTION 4.** 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 and personal property  
for new manufacturing, logistical distribution, and information technology equipment.

1           **SECTION 5.** That, the estimate of the number of individuals that will be employed or whose  
2 employment will be retained and the estimate of the annual salaries of those individuals and the estimate  
3 of redevelopment or rehabilitation and estimate of the value of the new manufacturing, logistical  
4 distribution, and information technology equipment, all contained in Petitioner's Statement of Benefits are  
5 reasonable and are benefits that can be reasonably expected to result from the proposed described  
6 installation of the new manufacturing, logistical distribution, and information technology equipment

6           **SECTION 6.** The current year approximate tax rates for taxing units within the City would be

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

8           If the proposed development does occur and no deduction is granted, the approximate  
9 current year tax rate for the site would be \$3.0261/\$100 (the change would be negligible).

9           If the proposed development occurs, and a deduction percentage of fifty percent (50%) is  
10 assumed, the approximate current year tax rate for the site would be \$3.0261/\$100 (the  
11 change would be negligible)

11           If the proposed new manufacturing, logistical distribution, and information technology  
12 equipment is not installed, the approximate current year tax rates for this site would be  
13 \$3.0261/\$100

14           If the proposed new manufacturing, logistical distribution, and information technology  
15 equipment is installed and no deduction is granted, the approximate current year tax rate for  
16 the site would be \$3.0261/\$100 (the change would be negligible).

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

19           **SECTION 7.** That, pursuant to I.C. 6-1.1-12 1, it is hereby determined that the deduction from  
20 the assessed value of the real property shall be for a period of ten years, and that the deduction from the  
21 assessed value of the new manufacturing, logistical distribution, and information technology equipment  
22 shall be for a period of ten years.

22           **SECTION 8.** That, the benefits described in the Petitioner's Statement of Benefits can be  
23 reasonably expected to result from the project and are sufficient to justify the applicable deductions

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



Admn. Appr.

DIGEST SHEET

TITLE OF ORDINANCE: **Confirming Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Accelerated Tanks and Trailers is requesting the designation of an Economic Revitalization Area for both real and personal property improvements in the amount of \$4,164,500. Accelerated Tanks and Trailers will install new equipment and make necessary improvements to the building including a roof repair, HVAC, an upgraded fire system, and complete office renovation.**

EFFECT OF PASSAGE: **Installing new equipment and refurbishing the structure will allow Accelerated Tanks and Trailers to return the facility to a productive operation while also providing job opportunities to area citizens.**

EFFECT OF NON-PASSAGE: **Potential loss of development and 277 full time jobs.**

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

ASSIGNED TO COMMITTEE (CO-CHAIRS): **John Crawford and Tom Smith**



**Exhibit A**

5-22-1-177  
INTERSTATE INDUS PK SEC F  
BLOCK 15A EX R/W

Exhibit B

**F & H Associates, LLC**  
**217 E. Railroad St., PO Box 299**  
**Garrett, IN 46738**  
**(260) 357-5184 Garrett, (260) 637-5528 Ft. Wayne**  
**(260) 357-5900 Fax Line**

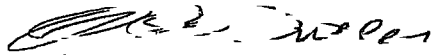
December 20, 2012

Allen County City Council

RE: 5201 Investment Drive  
Fort Wayne, IN

To Whom it May Concern:

F&H Associates, LLC is aware that Accelerated Tanks is seeking abatement of real estate property taxes at 5201 Investment Drive in Fort Wayne. We approve of the proposed improvements that will be made to the property.



Walter G. Fuller, Partner  
F&H Associates, LLC

Public Hearing Date, if applicable

February 26, 2013

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  
, placed on passage by the following vote:

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

DATED:

2-26-13

*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-20-13 on the day of  
, 2013

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

*T. Thomas Didier*  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 27<sup>th</sup> day  
of February, 2013, at the hour of 2 o'clock P.M. . E.S.T.

*Sandra E. Kennedy*  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 1<sup>st</sup> day of MARCH  
2013, at the hour of 2:00 o'clock P.M. . E.S.T.

*Thomas C. Henry*  
THOMAS C. HENRY, MAYOR

BILL NO. R-13-02-09

**REPORT OF THE COMMITTEE ON FINANCE**  
**FEBRUARY 26, 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 5201 Investment Drive, Fort Wayne, Indiana 46808 (Accelerated Tanks and Trailers). 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*  
*John Snow*  
*Michael A. Bender*  
*Thomas F. Riedel*  
*M. J. ...*  
*T. J. Smith*

SANDRA E. KENNEDY  
CITY CLERK