

4 **A CONFIRMING RESOLUTION designating an**
5 **“Economic Revitalization Area” under I.C. 6-1.1-12.1 for**
6 **property commonly known as 2224 Reed Road, 4812**
7 **East State Boulevard, and 4820 East State Boulevard,**
8 **Fort Wayne, Indiana 46815 (Collier Investments, LLC)**

9 **WHEREAS**, Common Council has previously designated and declared by
10 Declaratory Resolution the following described property as an “Economic Revitalization Area”
11 under Sections 153 13-153 24 of the Municipal Code of the City of Fort Wayne, Indiana, and
12 I.C. 6-1 1-12 1, to wit:

13 **Attached hereto as “Exhibit A” as if a part herein; and**

14 **WHEREAS**, said project will create three full-time and one part-time, permanent jobs
15 for a total new, annual payroll of \$174,000, with the average new annual job salary being
16 \$43,500 and retain seven full-time and three part-time, permanent jobs for a total current
17 annual payroll of \$568,500, with the average current, annual job salary being \$56,850, and

18 **WHEREAS**, the total estimated project cost is \$850,000; and

19 **WHEREAS**, a recommendation has been received from the Committee on Finance,
20 and

21 **WHEREAS**, notice of the adoption and substance of said Resolution has been
22 published in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 and a public hearing has
23 been conducted on said Resolution; and

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

26 **SECTION 1.** That, the Resolution previously designating the above described
27 property as an “Economic Revitalization Area” is confirmed in all respects.

28 **SECTION 2.** That, the hereinabove described property is hereby declared an
29 “Economic Revitalization Area” pursuant to I.C. 6-1 1-12.1, said designation to begin on the
30 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 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 \$3.0422/\$100

7 If the proposed development occurs and no deduction is granted, the
8 approximate current year tax rate for the site would be \$3.0422/\$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 0422/\$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

Admn. Appr.

DIGEST SHEET

TITLE OF ORDINANCE: **Confirming Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Collier Investments, LLC is requesting the designation of an Economic Revitalization Area for real property improvements in the amount of \$850,000. In order to expand, Collier Investments, LLC will construct a new 5,600 square foot facility.**

EFFECT OF PASSAGE: **Constructing the building will allow Collier Investments, LLC to develop a prominent corner at East State Boulevard and Reed Road while providing an opportunity for employment for area citizens. Three full-time jobs and one part-time job will be created.**

EFFECT OF NON-PASSAGE: **Potential loss of development, three 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): **John Crawford and Tom Smith**

— EXHIBIT A —

Lot 1

Lot Number 1 and the West 15 feet of Lot Number 2 in Statewood Park Addition, Section "A", to the City of Fort Wayne, Indiana, according to the plat thereof recorded in Plat Record 17, page 120, in the Office of the Recorder of Allen County, Indiana, except the North 10 feet thereof

Lot 2

Lot Numbered 1 and Lot Numbered 2, except the East 10 feet, in Statewood Park, Section "A" as recorded in the Plat thereof in the Office of the Recorder in Allen County, Indiana, except the North 10 feet thereof, for the widening of East State Boulevard.

Lot 3

Statewood Park

Lot 3 Ex Pt to City & E 10 ft

Lot 2

Public Hearing Date, if applicable

3-26-13

Read the first time in full and on motion by Councilman John Crawford,
Read the second time by title and referred to the
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	8			1
BENDER	✓			
CRAWFORD	✓			
DIDIER	✓			
HARPER	✓			
HINES	✓			
JEHL				✓
PADDOCK	✓			
SHOAF	✓			
SMITH	✓			

DATED:

3-26-13

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-32-13 on the 26th day of
March, 2013

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

T. Thomas Fludner
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 29th day
of March, 2013, at the hour of 10:00 o'clock A.M. E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 29th day of MARCH
2013, at the hour of 3:30 o'clock P.M. E.S.T.

Thomas C. Henry
THOMAS C. HENRY, MAYOR

BILL NO. R-13-03-13

REPORT OF THE COMMITTEE ON FINANCE
MARCH 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 2224 Reed Road, 4812 East State Boulevard, and 4820 East State Boulevard, Fort Wayne, Indiana 46815 (Collier Investments, LLC) 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

[Handwritten signatures and initials, including names like Anna Thidien and Matt B.]

SANDRA E. KENNEDY
CITY CLERK