

3 **A CONFIRMING RESOLUTION designating an "Economic**  
4 **Revitalization Area" under I.C. 6-1.1-12.1 for property**  
5 **commonly known as 9400 Bluffton Road, Fort Wayne, Indiana**  
6 **46809 (RTT Investments, LLC/Premier Truck Rental)**

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 28 full-time, permanent jobs for a total additional annual  
12 payroll of \$1,410,000, with the average new annual job salary being \$50,357; and

13 **WHEREAS**, the total estimated project cost is \$1,185,000; and

14 **WHEREAS**, a recommendation has been received from the Committee on Finance concerning  
15 said Resolution; and

16 **WHEREAS**, notice of the adoption and substance of said Resolution has been published in  
17 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  
18 Resolution.

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

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

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

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

30 **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.

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

1 If the proposed development does not occur, the approximate current year tax rates for this  
2 site would be \$2.9006/\$100.

3 If the proposed development does occur and no deduction is granted, the approximate  
4 current year tax rate for the site would be \$2.9006/\$100 (the change would be negligible).

5 If the proposed development occurs, and a deduction percentage of fifty percent (50%) is  
6 assumed, the approximate current year tax rate for the site would be \$2.9006/\$100 (the  
7 change would be negligible).

8 If the proposed new manufacturing, logistical distribution and information technology  
9 equipment is not installed, the approximate current year tax rates for this site would be  
10 \$2.9006/\$100.

11 If the proposed new manufacturing, logistical distribution and information technology  
12 equipment is installed and no deduction is granted, the approximate current year tax rate for  
13 the site would be \$2.9006/\$100 (the change would be negligible).

14 If the proposed new manufacturing, logistical distribution and information technology  
15 equipment is installed and a deduction percentage of eighty percent (80%) is assumed, the  
16 approximate current year tax rate for the site would be \$2.9006/\$100 (the change would be  
17 negligible).

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

22 **SECTION 7.** The deduction schedule from the assessed value of the real property  
23 improvements pursuant to I.C. 6-1.1-12.1-17 shall look like this:

Year of Deduction	Percentage
1	100%
2	95%
3	80%
4	65%
5	50%
6	40%
7	30%
8	20%
9	10%
10	5%

1                   **SECTION 8.** The deduction schedule from the assessed value of new manufacturing, logistical  
2 distribution and information technology equipment pursuant to I.C. 6-1.1-12.1-17 shall look like this:

3

Year of Deduction	Percentage
1	100%
2	90%
3	80%
4	70%
5	60%
6	50%
7	40%
8	30%
9	20%
10	10%

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12                   **SECTION 9.** That, the benefits described in the Petitioner's Statement of Benefits can be  
13 reasonably expected to result from the project and are sufficient to justify the applicable deductions.

14                   **SECTION 10.** For new manufacturing, logistical distribution and information technology  
15 equipment, a deduction application must contain a performance report showing the extent to which there  
16 has been compliance with the Statement of Benefits form approved by the Fort Wayne Common Council  
17 at the time of filing. This report must be submitted to the Allen County Auditor's Office, and the City of Fort  
18 Wayne's Community Development Division and must be included with the deduction application. For  
subsequent years, the performance report must be updated and submitted along with the deduction  
application at the time of filing.

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

25                   **SECTION 12.** The performance report must contain the following information:

26                   The cost and description of real property improvements and/or new manufacturing, logistical  
27 distribution and information technology equipment acquired.

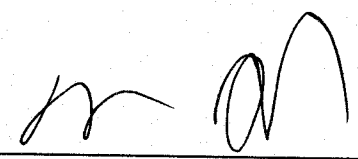
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- The number of employees hired through the end of the preceding calendar year as a result of the deduction.
- The total salaries of the employees hired through the end of the preceding calendar year as a result of the deduction.
- The total number of employees employed at the facility receiving the deduction.
- The total assessed value of the real and/or personal property deductions.
- The tax savings resulting from the real and/or personal property being abated.

**SECTION 13.** That, the taxpayer is non-delinquent on any and all property tax due to jurisdictions within Allen County, Indiana.

**SECTION 14.** 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 15.** 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*  
\_\_\_\_\_  
Carol Helton, City Attorney  
*by LES*

— —

EXHIBIT A

EXHIBIT "A"  
Legal Description

Land situated in the County of Allen, State of Indiana, is described as follows:

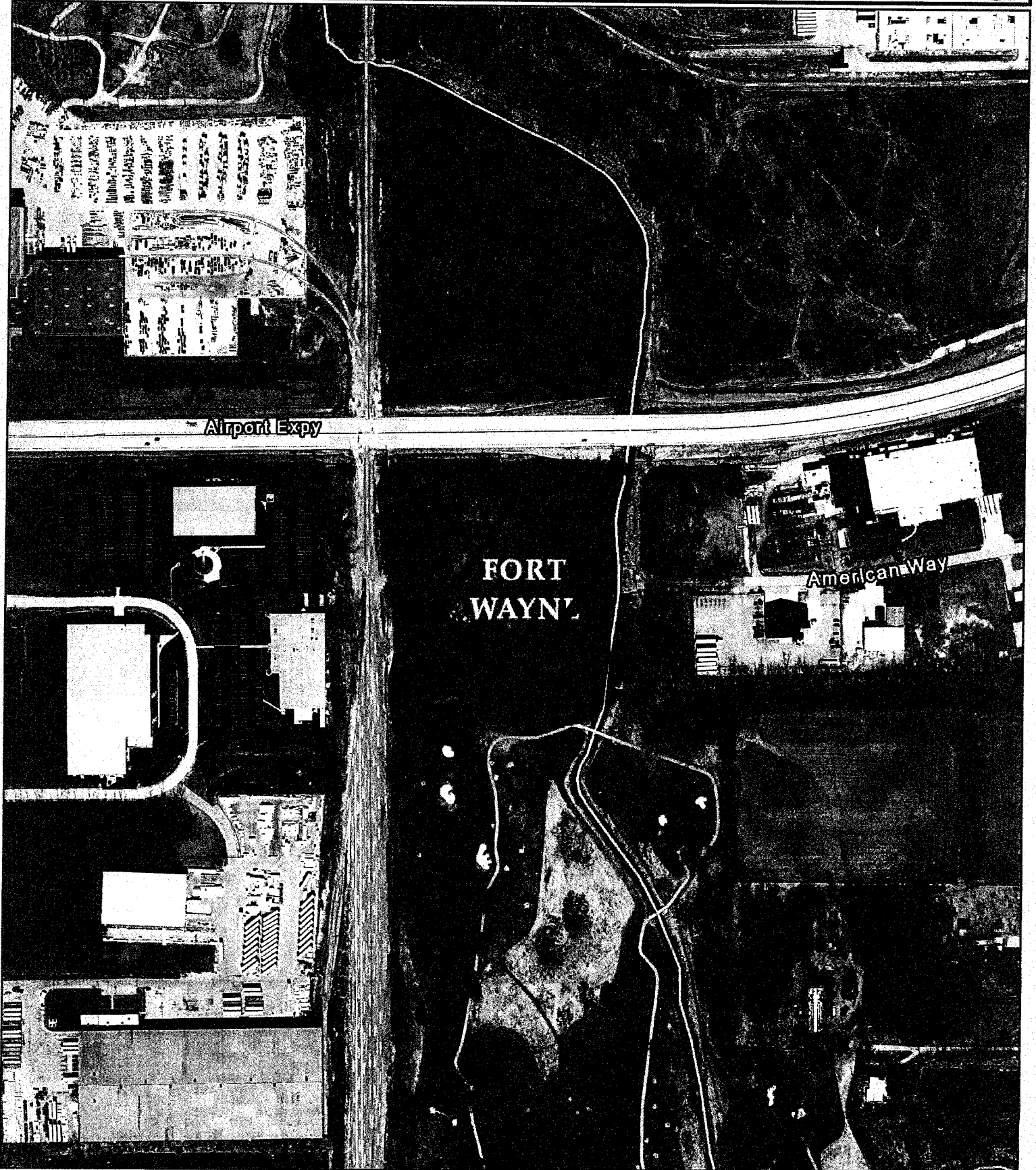
Part of the South Half of the Northeast Quarter of Section 4, Township 29 North, Range 12 East, in Allen County, Indiana, more particularly described as follows:

COMMENCING at the Southeast corner of the South Half of the Northeast Quarter of Section 4, Township 29 North, Range 12 East, Allen County, Indiana; thence North along the East line of the South Half of the Northeast Quarter of Section 4, Township 29 North, Range 12 East, a distance of 824.0 feet to the True Point of Beginning; thence West with a deflection angle to the left of 88 degrees 35 minutes 40 seconds, a distance of 1871.90 feet; thence North with a deflection angle to the right of 88 degrees 01 minutes 40 seconds, a distance of 469.50 feet to a point on the North line of the South Half of the Northeast Quarter of Section 4, Township 29 North, Range 12 East; thence East with a deflection angle to the right of 91 degrees 11 minutes 20 seconds along the North line of the South Half of the Northeast Quarter of Section 4, Township 29 North, Range 12 East, a distance of 1876.10 feet to a point on the East line of the South Half of the Northeast Quarter of Section 4, Township 29 North, Range 12 East; thence South with a deflection angle to the right of 89 degrees 22 minutes 40 seconds along the East line of the South Half of the Northeast Quarter of Section 4, Township 29 North, Range 12 East, a distance of 495.0 feet to the Point of Beginning, containing 20.74 acres.

EXHIBIT A



ALLEN COUNTY RECORDS



Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 2004 Board of Commissioners of the County of Allen  
North American Datum 1983  
State Plane Coordinate System, Indiana East



Date: 8/28/2014 1" = 350'

DIGEST SHEET

TITLE OF ORDINANCE: **Confirming Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **This is to confirm the designation of an Economic Revitalization Area for RTT Investments, LLC for both real and personal property improvements in the amount of \$1,850,000. RTT Investments, LLC will construct a 7,500 square foot facility to house office space and garage bays for maintenance and fabrication of light duty pick-up and custom line body trucks. Premier Truck Rental will also purchase manufacturing, logistical distribution and information technology equipment.**

EFFECT OF PASSAGE: **RTT Investments, LLC will make real property improvements to industrially zoned land that is currently vacant and underutilized. 28 full-time jobs will be created as a result of the project.**

EFFECT OF NON-PASSAGE: **Potential loss of development and 28 full-time jobs**

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

ASSIGNED TO COMMITTEE (CO-CHAIRS): **Russell Jehl and John Crawford**

Public Hearing Date, if applicable 10-14-14

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  
John Crawford, placed on passage by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
<u>TOTAL VOTES</u>	<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: 10-14-14 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-90-14 on the 14<sup>th</sup> day of  
October, 2014

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

Robert A. Bender  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 15<sup>th</sup> day  
of October, 2014, at the hour of \_\_\_\_\_ o'clock \_\_\_\_\_ E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 16<sup>th</sup> day of OCTOBER  
2014, at the hour of 1:00 o'clock PM E.S.T.

Thomas C. Henry  
THOMAS C. HENRY, MAYOR

MAKE CHECKS PAYABLE TO:  
Fort Wayne Newspapers, Inc.

**LEGAL  
INVOICE**

Account #

Invoice Date

1060008

10/8/2014

Terms: Upon Receipt

FW Common Council  
200 East Berry Street Ste 110  
Citizens Square  
Fort Wayne IN 46802-1804

ORDER NO.	BALANCE
0001149117	\$45.44

**AMT DUE**

\$45.44

AMOUNT PAID

45.44

CHECK NO.

Please Return Top Portion With Payment

**PUBLICATION OF LEGAL NOTICES**

DATE	ORDER NUMBER	DESCRIPTION	LINES 6 PT.	RATE	COST
10/3/14-10/3/14	0001149117	Journal Gazette RESOLUTION NO. R-14-09-22	55	0.413	\$22.72
10/3/14-10/3/14	0001149117	News-Sentinel RESOLUTION NO. R-14-09-22	55	0.413	\$22.72

FORT WAYNE, IND.  
**RECEIVED**

OCT 10 2014

SANDRA E. KENNEDY  
CITY CLERK

CUSTOMER ACCOUNT # 1060008

FW Common Council  
10/3/2014

**\$45.44**

TOTAL  
AMT DUE

TO PLACE A LEGAL AD, PLEASE CALL (260) 461-8246; DIRECT BILLING QUESTIONS TO (260) 461-8541

# The Journal Gazette

Account # 1060008 - 1149117

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

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55

### COMPUTATION OF CHARGES

55 lines, 1 column(s) wide equals

55 equivalent lines at \$ 0.413 cents per line \$ 22.72

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 \$ 22.72**

### 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:

<u>10/3/2014</u>	-	-	-
-	-	-	-
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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*

T. Brown-Smith  
Legal Clerk

Date: October 3, 2014

**NOTICE OF PUBLIC HEARING  
FORT WAYNE COMMON COUNCIL**

RESOLUTION NO. R-14-09-22

NOTICE IS HEREBY GIVEN THAT THE FORT WAYNE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA, WILL CONDUCT A PUBLIC HEARING ON OCTOBER 14, 2014 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:

9400 Bluffton Road,  
Fort Wayne, Indiana 46809  
(RTT Investments,  
LLC/Premier Truck Rental)

COMMON COUNCIL WILL CONDUCT A PUBLIC HEARING ON WHETHER THE ABOVE DESCRIBED RESOLUTION SHOULD BE CONFIRMED, MODIFIED AND CONFIRMED, OR RESCINDED ON TUESDAY, OCTOBER 14, 2014.

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

10-3 1149117 hspaxlp

# The News-Sentinel

Allen County, Indiana

Account # 1060008 - 1149117  
FW Common Council

## PUBLISHER'S CLAIM

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55 equivalent lines at \$ 0.413 cents per line

\$ 22.72

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(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

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ATTACH COPY OF ADVERTISEMENT HERE

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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 3 times.

The dates of publication being as follows:

10/3/2014

- - -  
- - -  
- - -

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

*T. Brown-Smith*

T. Brown-Smith  
Legal Clerk

Date: October 3, 2014

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SANDRA E. KENNEDY  
CITY CLERK

10-3 1149117 hspaxlp

BILL NO. R-14-09-22

## REPORT OF COMMITTEE ON FINANCE

### OCTOBER 14, 2014

*JOHN CRAWFORD – CHAIR  
RUSS JEHL – CO-CHAIR  
ALL COUNCIL MEMBERS*

**A CONFIRMING RESOLUTION** designating an “Economic Revitalization Area” under I.C. 6-1.1-12.1 for property commonly known as 9400 Bluffton Road, Fort Wayne, Indiana 46809 (RTT Investments, LLC/Premier Truck Rental). **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  
Russ Jehl  
Marty  
Thomas H. Hinkle  
Sandra E. Kennedy  
Robert  
Gerald  
Robert A. Bender*

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**SANDRA E. KENNEDY  
CITY CLERK**