

A CONFIRMING RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 2980 E. Coliseum Blvd., Fort Wayne, Indiana 46805 (Irwin Hodson Group LLC)

WHEREAS, Common Council has previously designated and declared by Declaratory Resolution the following described property as an "Economic Revitalization Area" under Sections 153.13-153.24 of the Municipal Code of the City of Fort Wayne, Indiana, and I.C. 6-1.1-12.1, to wit:

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

WHEREAS, said project will create ten full-time, permanent jobs for a total new, annual payroll of \$435,000, with the average new annual job salary being \$43,500; and

WHEREAS, the total estimated project cost is \$1,165,000; and

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

WHEREAS, notice of the adoption and substance of said Resolution has been published in 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 Resolution.

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

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

SECTION 2. 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 3. That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall apply to a deduction of the assessed value of personal property for new manufacturing, 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 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

1 described installation of the new manufacturing, logistical distribution, and information
2 technology equipment.

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

- 5 (a) If the proposed new manufacturing, logistical distribution, and information
6 technology equipment is not installed, the approximate current year tax rates for
7 this site would be \$3.2081/\$100.
- 8 (b) If the proposed new manufacturing, logistical distribution, and information
9 technology equipment is installed and no deduction is granted, the approximate
10 current year tax rate for the site would be \$3.2081/\$100 (the change would be
11 negligible).
- 12 (c) If the proposed new manufacturing, logistical distribution, and information
13 technology equipment is installed, and a deduction percentage of eighty percent
14 (80%) is assumed, the approximate current year tax rate for the site would be
15 \$3.2081/\$100 (the change would be negligible).

16 **SECTION 6.** Pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction
17 from the assessed value of the new manufacturing, logistical distribution, and information
18 technology equipment shall be for a period of seven years.

19 **SECTION 7.** The deduction schedule from the assessed value of new
20 manufacturing, logistical distribution, and information technology equipment pursuant to I.C.
21 6-1.1-12.1-17 shall look like this:

Year of Deduction	Percentage
1	100%
2	85%
3	71%
4	57%
5	43%
6	29%
7	14%

22 **SECTION 8.** 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
24 deductions.

25 **SECTION 9.** For new manufacturing, logistical distribution, and information
26 technology equipment, a deduction application must contain a performance report showing
27 the extent to which there has been compliance with the Statement of Benefits form approved
28

1 by the Fort Wayne Common Council at the time of filing. This report must be submitted to
2 the Allen County Auditor's Office, and the City of Fort Wayne's Community Development
3 Division and must be included with the deduction application. For subsequent years, the
4 performance report must be updated and submitted along with the deduction application at
the time of filing.

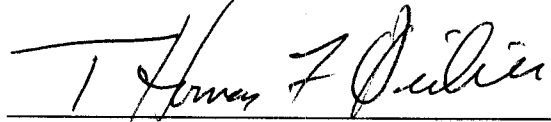
5 **SECTION 10.** The performance report must contain the following information

- 6 (a) The cost and description of real property improvements and/or new
7 manufacturing, logistical distribution, and information technology equipment
8 acquired.
9 (b) The number of employees hired through the end of the preceding calendar year
10 as a result of the deduction.
11 (c) The total salaries of the employees hired through the end of the preceding
12 calendar year as a result of the deduction.
13 (d) The total number of employees employed at the facility receiving the deduction.
14 (e) The total assessed value of the real and/or personal property deductions.
15 (f) The tax savings resulting from the real and/or personal property being abated.

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

18 **SECTION 12.** That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that
19 has received a deduction under section 3 or 4.5 of said chapter may be required to repay the
20 deduction amount as determined by the county auditor in accordance with section 12 of said
21 chapter if the property owner ceases operations at the facility for which the deduction was
22 granted and if the Common Council finds that the property owner obtained the deduction by
23 intentionally providing false information concerning the property owner's plans to continue
24 operation at the facility.

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

27 
28 _____
29 Member of Council

30 APPROVED AS TO FORM AND LEGALITY


31 
32 _____
33 Carol Helton, City Attorney

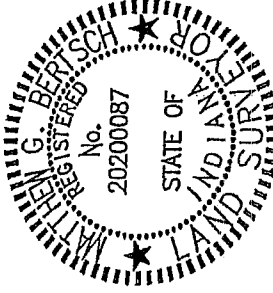
Exhibit "A"

Tract #2 Lease Area Description

PART OF THE SOUTHEAST ONE QUARTER OF SECTION 30, TOWNSHIP 31 NORTH, RANGE 13 EAST, ALLEN COUNTY, INDIANA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF LOT NUMBER 174 IN THE PLAT AS RECORDED OF KIRKWOOD PARK ADDITION, SECTION 14, IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY; THENCE RUNNING NORTH ON THE EAST LINE PRODUCED NORTH, OF SAID LOT, A DISTANCE OF 68.0 FEET; THENCE BY A DEFLECTION RIGHT OF 40 DEGREES 02 MINUTES 44 SECONDS, A DISTANCE OF 150.71 FEET; THENCE BY A DEFLECTION LEFT OF 40 DEGREES 00 MINUTES, A DISTANCE OF 17.21 FEET; THENCE BY A DEFLECTION RIGHT OF 40 DEGREES 02 MINUTES, A DISTANCE OF 12.60 FEET TO THE CENTERLINE OF A 60 FEET ACCESS, DRAINAGE, AND UTILITY EASEMENT DESCRIBED IN DOC. 960024854 AND THENCE CONTINUING ON SAID LINE A DISTANCE OF 34.34 FEET; THENCE BY A DEFLECTION RIGHT OF 23 DEGREES 33 MINUTES 39 SECONDS, A DISTANCE OF 203.07 FEET; THENCE BY A DEFLECTION RIGHT OF 40 DEGREES 03 SECONDS, A DISTANCE OF 12.50 FEET; THENCE BY A DEFLECTION LEFT OF 84 DEGREES 39 MINUTES 17 SECONDS, A DISTANCE OF 203.07 FEET; THENCE BY A DEFLECTION LEFT OF 84 DEGREES 39 MINUTES 17 SECONDS, A DISTANCE OF 10.10 FEET; THENCE BY A DEFLECTION LEFT OF 40 DEGREES 16 MINUTES 20 SECONDS A DISTANCE OF 34.98 FEET; THENCE BY A DEFLECTION RIGHT OF 90 DEGREES 00 MINUTES, A DISTANCE OF 44.0 FEET; THENCE BY A DEFLECTION RIGHT OF 40 DEGREES 00 MINUTES, A DISTANCE OF 58.02 FEET; THENCE BY A DEFLECTION RIGHT OF 40 DEGREES 00 MINUTES, A DISTANCE OF 40.19 FEET; THENCE BY A DEFLECTION LEFT OF 84 DEGREES 45 MINUTES 40 SECONDS A DISTANCE OF 58.02 FEET; THENCE BY A DEFLECTION RIGHT OF 214.28 FEET; THENCE BY A DEFLECTION RIGHT OF 26 DEGREES 12 MINUTES 52 SECONDS, A DISTANCE OF 41.17 FEET TO THE CENTERLINE OF SAID 60' ACCESS, DRAINAGE, AND UTILITY EASEMENT; THENCE BY A DEFLECTION RIGHT OF 84 DEGREES 54 MINUTES 51 SECONDS, A DISTANCE OF 530.37 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 10.29 FEET, AND SUBTENDED BY A CHORD DEFLECTING LEFT 1 DEGREE 57 MINUTES 58 SECONDS AND A CHORD LENGTH OF 10.29 FEET TO THE POINT OF BEGINNING, CONTAINING 3.047 ACRES, MORE OR LESS.

PART OF PARENT PARCEL TAX I.D. NO. 02-08-30-428-001.000-0712.

THIS DESCRIPTION WAS PREPARED FOR THE ZACHER COMPANY, IAB FINANCIAL BANK, AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY BY BERTSCH-FRANK & ASSOCIATES, LLC, AND CERTIFIED BY MATTHEW G. BERTSCH, P.L.S., INDIANA REGISTERED LAND SURVEYOR NO. 20200087.



Matthew G. Bertsch
 MATTHEW G. BERTSCH, P.L.S.
 INDIANA REGISTERED LAND SURVEYOR NO. 20200087

BERTSCH - FRANK & ASSOCIATES, LLC
 Lead Surveying
 4638 W. Jefferson Blvd. #6
 West Wayne, Indiana 46604
 Telephone (260) 459-9393
 Facsimile (260) 459-3303

**Park 3000 Business Park
 Tract #2 Lease Area Exhibit
 Exhibit "A"
 IAB Financial
 The Zacher Company**

REVISIONS	
MARK	DATE DESCRIPTION

CAD FILE:	1356725xhibit
DRAWN BY:	ARF
CHECKED BY:	MGB
DATE:	10/14/2015
PLCT. NO.:	13567200

THE ZACHER COMPANY
Exhibit "B"
Tract #2 Lease Area Exhibit
Park 3000 Business Park

IAB Financial

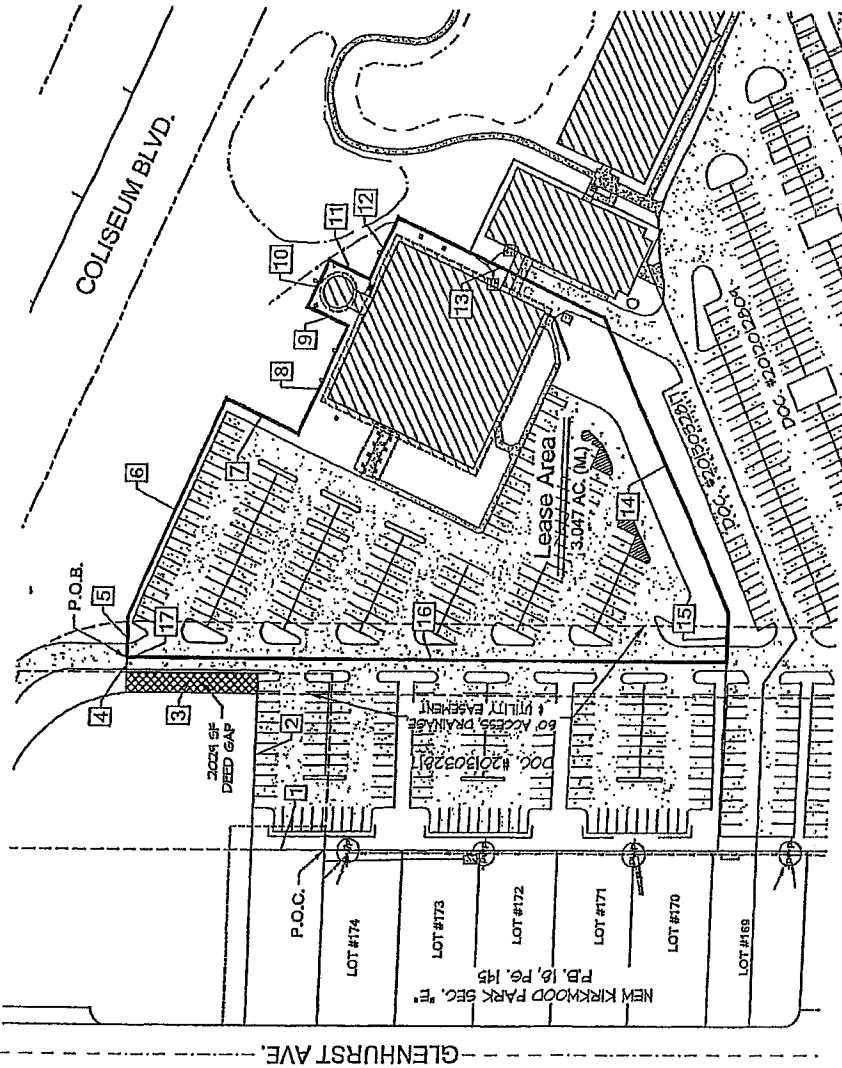
Land Surveying
 4630 W. Jefferson Blvd. #6
 Telephone (260) 459-9333
 Kalamazoo (260) 459-9333

Land Planning
FRANK & ASSOCIATES, LLC

REVISIONS

MARK	DATE	DESCRIPTION

CAD FILE: BSA125818.dwg
 DRAWN BY: ARF
 CHECKED BY: MGB
 DATE: 10/14/2015
 PROJECT NO.: 156612000



General Notes:

1. BEING A PART OF THE SAME PROPERTY CONVERTED TO IAB FINANCIAL BANK PER DOC. 20200087 IN THE ALLEN COUNTY RECORDERS OFFICE.
2. PARCEL LIMITS SHOWN ARE PER ALTA/MAGN LAND TITLE SURVEY PERFORMED BY BERTSCH-FRANK & ASSOC., LLC, DATED SEPTEMBER 16, 2015.
3. PART OF TAX PARCEL: 02-09-50-429-001000-072
4. THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

I HEREBY CERTIFY THAT THIS PLAT WAS MADE UNDER MY SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

AND I AFFIRM, UNDER THE PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.



Matthew G. Bertsch
 MATTHER G. BERTSCH, P.L.S.
 INDIANA REGISTERED LAND SURVEYOR NO. 20200087

Tract #2 Lease Area	
Deflection	Distance
1	58.00'
2	Rt. 90°02'44"
3	150.77'
4	Lt. 90°00'
5	117.81'
6	Rt. 90°00'
7	12.60'
8	34.34'
9	00°00'00"
10	Rt. 23°33'39"
11	203.07'
12	Rt. 90°18'03"
13	72.50'
14	Lt. 89°39'17"
15	101.10'
16	Lt. 90°16'20"
17	39.98'
18	Rt. 90°00'
19	44.0'
20	Rt. 90°00'
21	40.19'
22	Lt. 89°43'40"
23	58.02'
24	Rt. 90°00'
25	206.67'
26	Rt. 39°57'57"
27	279.85'
28	Lt. 26°12'57"
29	41.17'
30	Rt. 89°59'37"
31	530.37'
32	150.00' R. (ARC)
33	10.29' (ARC)
34	Lt. 1°57'58" (CH)
35	10.29' (CH)

¹CHBL INDICATES VALUES ARE FOR THE CHORD OF A CURVE.
²ARCBL INDICATES CURVE GEOMETRY.

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE: **Confirming Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Irwin Hodson Group LLC is requesting the designation of an Economic Revitalization Area for personal property improvements in the amount of \$1,165,000. Irwin Hodson Group LLC will purchase and install new manufacturing, logistical distribution, and information technology equipment.**

EFFECT OF PASSAGE: **Purchasing and installing the new manufacturing, logistical distribution, and information technology equipment will allow Irwin Hodson Group LLC to manufacture license plates for the State of Indiana. There is also the option to manufacture license plates for other U.S. states from this facility in the future. Ten full-time jobs will be created as a result of the project.**

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

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

ASSIGNED TO COMMITTEE (PRESIDENT): **Thomas Didier and Russ Jehl**

Public Hearing Date, if applicable 4-28-15

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

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
<u>TOTAL VOTES</u>	<u>8</u>	<u> </u>	<u> </u>	<u>1</u>
BENDER	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
CRAWFORD	<u> </u>	<u> </u>	<u> </u>	<u>✓</u>
DIDIER	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
HARPER	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
HINES	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
JEHL	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
PADDOCK	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
SHOAF	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
SMITH	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>

DATED: 4-28-15 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-34-15 on the 28th day of
April, 2015

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

John N. Crawford
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 29th day
of April, 2015, at the hour of 3:30 O'clock P.M. E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 30th day of APRIL
2015, at the hour of 10:00 O'clock AM E.S.T.

Thomas C. Henry
THOMAS C. HENRY, MAYOR

BILL NO. R-15-04-06

COMMITTEE ON FINANCE

APRIL 28, 2015

*TOM DIDIER – CHAIR
RUSS JEHL – CO-CHAIR
ALL COUNCIL MEMBERS*

A CONFIRMING RESOLUTION designating an "Economic Revitalization Area" and under I.C. 6-1.1-12.1 for property commonly known as 2980 E/Coliseum Blvd., Fort Wayne, Indiana 46805 (Irwin Hodson Group 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

Thomas Didier
Russ Jehl
Russ Jehl
Russ Jehl
Russ Jehl
Matthew B. C.
Matthew

**SANDRA E. KENNEDY
CITY CLERK**

The Journal Gazette

Account # 1060008 - 1181443

Allen County, Indiana

FW Common Council

ATTACH COPY OF ADVERTISEMENT HERE

PUBLISHER'S CLAIM

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	54

COMPUTATION OF CHARGES

<u>54</u> lines, <u>1</u> column(s) wide equals	
<u>54</u> equivalent lines at \$ <u>0.424</u> cents per line	\$ 22.90
Additional charges for notices containing rule or tabular work (50 per cent of above amount)	-
Charge for extra proofs of publication (\$2.00 for each proof in excess of two)	-
TOTAL AMOUNT OF CLAIM	\$ 22.90

DATA FOR COMPUTING COST

Width of single column in picas 9.8 Size of type 7point.
Number of Insertions 1

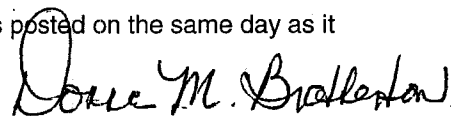
Pursuant to the provisions and penalties of IC 5-11-10-1, I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

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>4/18/2015</u>	-	-	-
-	-	-	-
-	-	-	-

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



D. Brotherton
Legal Clerk

Date: April 18, 2015

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

**CONFIRMING RESOLUTION
NO. R-15-04-06**

NOTICE IS HEREBY GIVEN THAT THE FORT WAYNE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA, WILL CONDUCT A PUBLIC HEARING ON APRIL 28, 2015, 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:

2980 E. Coliseum Blvd.
Fort Wayne, Indiana 46805
(Irwin Hodson Group LLC)

COMMON COUNCIL WILL CONDUCT A PUBLIC HEARING ON WHETHER THE ABOVE DESCRIBED RESOLUTION SHOULD BE CONFIRMED, MODIFIED AND CONFIRMED, OR RESCINDED ON TUESDAY, APRIL 28, 2015.

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

4--18

1181443 hspaxlp

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

**CONFIRMING RESOLUTION
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SANDRA E. KENNEDY
CITY CLERK

4--18 1181443 hspaxlp