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4 **A CONFIRMING RESOLUTION designating an**
5 **“Economic Revitalization Area” under I.C. 6-1.1-12.1 for**
6 **property commonly known as unassigned, northwest**
7 **corner of Avionics Drive and Airport Expressway, Fort**
8 **Wayne, Indiana 46809 (HBC Realty Corporation)**

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 75 full-time, permanent jobs for a total additional
15 payroll of \$3,000,000, with the average new annual job salary being \$40,000; and

16 **WHEREAS**, the total estimated project cost is \$3,200,000; 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.

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

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

- 3 (a) If the proposed development does not occur, the approximate current year tax
4 rates for this site would be \$3.5329/\$100.
5 (b) If the proposed development occurs and no deduction is granted, the
6 approximate current year tax rate for the site would be \$3.5329/\$100 (the
7 change would be negligible).
8 (c) If the proposed development occurs, and a deduction percentage of fifty percent
9 (50%) is assumed, the approximate current year tax rate for the site would be
10 \$3.5329/\$100 (the change would be negligible).

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

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

15

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

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19 **SECTION 8.** The benefits described in the Petitioner's Statement of Benefits can be
20 reasonably expected to result from the project and are sufficient to justify the applicable
21 deductions.

22 **SECTION 9.** For real property, a deduction application must contain a performance
23 report showing the extent to which there has been compliance with the Statement of Benefits
24 form approved by the Fort Wayne Common Council at the time of filing. This report must be
25 submitted to the Allen County Auditor's Office, and the City of Fort Wayne's Community
26 Development Division and must be included with the deduction application. For subsequent
27 years, the performance report must be updated each year in which the deduction is
28 applicable at the same time the property owner is required to file a personal property tax
29 return in the taxing district in which the property for which the deduction was granted is
30 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.

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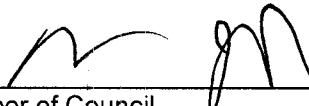
SECTION 10. The performance report must contain the following information

- A. The cost and description of real property improvements.
- B. The number of employees hired through the end of the preceding calendar year as a result of the deduction.
- C. The total salaries of the employees hired through the end of the preceding calendar year as a result of the deduction.
- D. The total number of employees employed at the facility receiving the deduction.
- E. The total assessed value of the real property deductions.
- F. The tax savings resulting from the real property being abated.

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

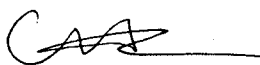
SECTION 12. That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that has received a deduction under section 3 or 4.5 of this chapter may be required to repay the deduction amount as determined by the county auditor in accordance with section 12 of said chapter if the property owner ceases 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 13. 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

EXHIBIT A

Part of the Southwest and Southeast Quarters of Section 32, Township 30 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

COMMENCING at a Harrison monument marking the Southwest corner of the Southwest Quarter of said Section 32, Township 30 North, Range 12 East; thence North 89 degrees 52 minutes 25 seconds East, along the South line of said Southwest Quarter and within the right-of-way of Airport Expressway, a distance of 2550.79 feet; thence North 00 degrees 09 minutes 11 seconds West, a distance of 60.00 feet to the Northerly right-of-way line of Airport Expressway and the Southeast corner a 20.317 acre tract of land conveyed to Tuthill Corporation by deed recorded in Document Number 202069050, this being the Point of Beginning; thence North 00 degrees 09 minutes 11 seconds West, along the Easterly line of said 20.317 acre tract, a distance of 871.00 feet to the Northeast corner thereof; thence North 89 degrees 52 minutes 25 seconds East, along the Easterly extension of the Northerly line of said 20.317 acre tract, a distance of 799.85 feet to the Westerly right-of-way line of Avionics Drive; thence South 00 degrees 29 minutes 13 seconds East, along said Westerly right-of-way line, a distance of 255.83 feet; thence South 01 degrees 25 minutes 20 seconds West, continuing along said Westerly right-of-way line, a distance of 150.08 feet; thence South 00 degrees 29 minutes 13 seconds East, continuing along said Westerly right-of-way line, a distance of 460.73 feet to the Northerly right-of-way line of Airport Expressway; thence South 89 degrees 30 minutes 47 seconds West, parallel to and 60.00 feet Northerly of the South line of the Southeast Quarter of said Section 32, a distance of 704.19 feet; thence South 89 degrees 52 minutes 25 seconds West, parallel to and 60.00 feet Northerly of the South line of the Southwest Quarter of said Section 32, a distance of 75.72 feet to the Point of Beginning, containing 15.55 acres of land, subject to and/or together with all easements of record.

Admn. Appr. _____

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 HBC Realty Corporation for real property improvements in the amount of \$3,200,000. HBC Realty Corporation will construct a 75,000 square foot shell building for purchase or lease.**

EFFECT OF PASSAGE: **Construction of a shell building will add to the city and Northeast Indiana's stock of buildings to offer to incoming and existing expanding companies. The quality and location of the building in Southwest Fort Wayne should attract interest from employers that will offer wages for employees above regional average wages.**

EFFECT OF NON-PASSAGE: **Potential loss of development**

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

ASSIGNED TO COMMITTEE (CO-CHAIRS): **Russell Jehl and Tom Didier**

Public Hearing Date, if applicable August 25, 2015

Read the first time in full and on motion by Councilman Jehl

Read the second time by title and referred to the Finance Committee. Read the third time in full and on motion by Councilman

Jehl, placed on passage by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
<u>TOTAL VOTES</u>	<u>7</u>	<u>1</u>		<u>1</u>
BENDER	<input checked="" type="checkbox"/>			
CRAWFORD				<input checked="" type="checkbox"/>
DIDIER	<input checked="" type="checkbox"/>			
HARPER		<input checked="" type="checkbox"/>		
HINES	<input checked="" type="checkbox"/>			
JEHL	<input checked="" type="checkbox"/>			
PADDOCK	<input checked="" type="checkbox"/>			
SHOAFF	<input checked="" type="checkbox"/>			
SMITH	<input checked="" type="checkbox"/>			

DATED: 8-25-15 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-69-15 on the 25th day of August, 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 28th day of August, 2015, at the hour of 12:00 O'clock PM, E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 31st day of Aug. 2015, at the hour of 9:00 O'clock AM, E.S.T.

Thomas C. Henry
THOMAS C. HENRY, MAYOR

BILL NO. S-15-08-03

REPORT OF COMMITTEE ON FINANCE

AUGUST 25, 2015

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

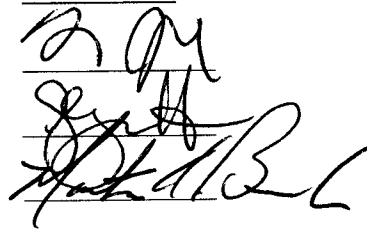
A CONFIRMING RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as unassigned northwest corner of Avionics Drive and Airport Expressway, Fort Wayne, Indiana 46809 (HBC Realty Corporation). **COMMITTEE OF FINANCE HAVE HAD SAID ORDINANCE** under Consideration and beg leave to report back to the Common Council that said ordinance

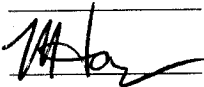
DO PASS

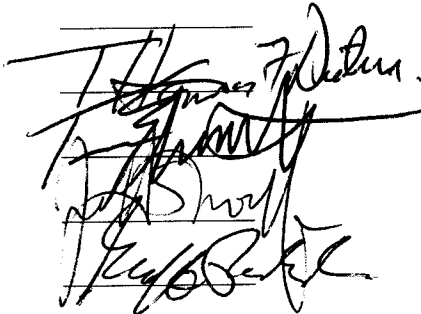
DO NOT PASS

ABSTAIN

NO REC







**SANDRA E. KENNEDY
CITY CLERK**

The Journal Gazette

Account # 1060008 - 1200908

FW Common Council

Allen County, Indiana

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	55

COMPUTATION OF CHARGES

<u>55</u> lines, <u>1</u> column(s) wide equals	
<u>55</u> equivalent lines at \$ <u>0.424</u> cents per line	\$ 23.32
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	\$ 23.32

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>8/14/2015</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.

Donna M. Brotherton

Donna M. Brotherton
Legal Clerk

Date: August 14, 2015

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

CONFIRMING RESOLUTION
NO. R-15-08-03

NOTICE IS HEREBY GIVEN THAT THE FORT WAYNE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA, WILL CONDUCT A PUBLIC HEARING ON AUGUST 25, 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:

Unassigned, northwest corner of Avionics Drive and Airport Expressway, Fort Wayne, Indiana 46809 (HBC Realty Corporation)

COMMON COUNCIL WILL CONDUCT A PUBLIC HEARING ON WHETHER THE ABOVE DESCRIBED RESOLUTION SHOULD BE CONFIRMED, MODIFIED AND CONFIRMED, OR RESCINDED ON TUESDAY AUGUST 25, 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
1200908 hspaxlp

8-14

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SANDRA E. KENNEDY
CITY CLERK
1200908 hspaxlp

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