

**A CONFIRMING RESOLUTION designating an  
"Economic Revitalization Area" under I.C. 6-1.1-12.1 for  
property commonly known as 540 East Pettit Avenue,  
Fort Wayne, Indiana 46806 (Don Yeoman Service  
Center)**

**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 three full-time and one part-time, permanent jobs for a total additional payroll of \$121,280, with the average new annual job salary being \$30,320 and retain seven full-time, permanent jobs for a current annual payroll of \$319,430, with the average current annual job salary being \$45,633; and

**WHEREAS**, the total estimated project cost is \$453,107; and

**WHEREAS**, a recommendation has been received from the Committee on Finance; 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 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.

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

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

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

**SECTION 7.** The deduction schedule from the assessed value of the real property 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%

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

**SECTION 9.** For real property, a deduction application must contain a performance report 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 Auditor's Office, and the City of Fort Wayne's Community Development Division and must be included with the deduction application. For subsequent

1 years, the performance report must be updated each year in which the deduction is  
2 applicable at the same time the property owner is required to file a personal property tax  
3 return in the taxing district in which the property for which the deduction was granted is  
4 located. If the taxpayer does not file a personal property tax return in the taxing district in  
5 which the property is located, the information must be provided by May 15.



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

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

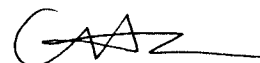
15 **SECTION 11.** That, the taxpayer is non-delinquent on any and all property tax due  
16 to jurisdictions within Allen County, Indiana.

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

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

26   
27   
28 \_\_\_\_\_  
29 Member of Council

30 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: **This is to confirm the designation of an Economic Revitalization Area for Don Yeoman Service Center for real property improvements in the amount of \$453,107. Don Yeoman Service Center will construct a 3,780 square foot addition to its existing facility.**

EFFECT OF PASSAGE: **Located in an economic development target area, Don Yeoman Service Center will expand its facility to accommodate additional work. One part-time and three full-time jobs will be created as a result of the project.**

EFFECT OF NON-PASSAGE: **Potential loss of development in an economic development target area and one part-time and three full-time jobs**

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

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

EXHIBIT A

Parcel # 02-12-24-303-001.000-074

LOTS 20 & 21 SOUTHWOOD HEIGHTS ADD

Public Hearing Date, if applicable 10-13-15

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

Read the second time by title and referred to the Finance

Committee, Read the third time in full and on motion by Councilman Russ 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>      </u>	<u>1</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>
SHOAFF	<u>      </u>	<u>      </u>	<u>      </u>	<u>✓</u>
SMITH	<u>✓</u>	<u>      </u>	<u>      </u>	<u>      </u>

DATED: 10-15-18 Angela K Davis  
ANGELA K. DAVIS, DEPUTY 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-92-15 on the 13<sup>th</sup> day of  
October, 2015

Angela K Davis ATTEST:  
ANGELA K. DAVIS,  
DEPUTY CITY CLERK

John N. Crawford  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 16<sup>th</sup> day  
of October, 2015, at the hour of 10:00 o'clock AM. E.S.T.

Angela K Davis  
ANGELA K. DAVIS, DEPUTY CITY CLERK

Approved and signed by me this 16<sup>th</sup> day of October  
2015, at the hour of 11:30 o'clock AM. E.S.T.

Thomas C. Henry  
THOMAS C. HENRY, MAYOR

# The Journal Gazette

Account # 1060008 - 1207613

Allen County, Indiana

**FW Common Council**

## 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

54 lines, 1 column(s) wide equals

54 equivalent lines at \$ 0.424 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

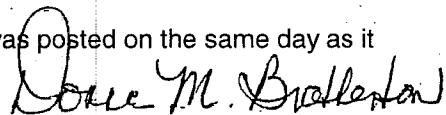
Pursuant to the provisions and penalties of IC 5-11-10-1, I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

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:

9/25/2015

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  
Legal Clerk

Date: September 25, 2015

ATTACH COPY OF ADVERTISEMENT HERE

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

CONFIRMING RESOLUTION  
NO. R-15-09-20

NOTICE IS HEREBY GIVEN THAT THE FORT WAYNE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA, WILL CONDUCT A PUBLIC HEARING ON OCTOBER 13, 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:

540 EAST PETTIT AVENUE  
FORT WAYNE, IN 46806  
(DON YEOMAN SERVICE CENTER)

COMMON COUNCIL WILL CONDUCT A PUBLIC HEARING ON WHETHER THE ABOVE DESCRIBED RESOLUTION SHOULD BE CONFIRMED, MODIFIED AND CONFIRMED, OR RESCINDED ON TUESDAY OCTOBER 13, 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  
9--25 1207613 hspaxlp

# The News-Sentinel

Account # 1060008 - 1207613  
**FW Common Council**

Allen County, Indiana

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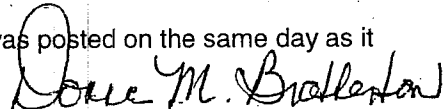
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SANDRA E. KENNEDY

9--25 CITY CLERK 1207613 hspaxlp

BILL NO. R-15-09-20

## REPORT OF COMMITTEE ON FINANCE

### OCTOBER 13, 2015

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

A CONFIRMING RESOLUTION A CONFIRMING RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 540 East Pettit Avenue, Fort Wayne, Indiana 46806 (Don Yeoman Service Center).  
**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 under "DO PASS"]*  
Russ Jehl  
Tom Didier  
Thomas F. Didier  
Joseph W. Campbell  
Martin G. Bernal  
Gordon  
M. Her

**SANDRA E. KENNEDY  
CITY CLERK**