

**A CONFIRMING RESOLUTION designating an  
"Economic Revitalization Area" under I.C. 6-1.1-12.1 for  
property commonly known as 4510 Airport Expressway  
(formerly unassigned NW Corner Airport  
Expressway/Avionics Drive), Fort Wayne, Indiana 46809  
(HBC Realty Corporation)**

**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 144 full-time, permanent jobs for a total additional payroll of \$6,107,213 with the average new annual job salary being \$42,411; and

**WHEREAS**, the total estimated project cost is \$8,595,988; 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, 2021, 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 (a) If the proposed development does not occur, the approximate current year tax  
6 rates for this site would be \$3.5045/\$100.  
7 (b) If the proposed development occurs and no deduction is granted, the  
8 approximate current year tax rate for the site would be \$3.5045/\$100 (the  
9 change would be negligible).  
10 (c) 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 \$3.5045/\$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 from the  
14 assessed value of the real property shall be for a period of ten years.

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

17

Year of Deduction	Percentage
1	100%
2	95%
3	80%
4	65%
5	50%
6	40%
7	30%
8	20%
9	10%
10	5%
11	0%

20

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

24 **SECTION 9.** For real property, a deduction application must contain a performance  
25 report showing the extent to which there has been compliance with the Statement of Benefits  
26 form approved by the Fort Wayne Common Council at the time of filing. This report must be  
27

1 submitted to the Allen County Auditor's Office, and the City of Fort Wayne's Community  
2 Development Division and must be included with the deduction application. For subsequent  
3 years, the performance report must be updated each year in which the deduction is  
4 applicable at the same time the property owner is required to file a personal property tax  
5 return in the taxing district in which the property for which the deduction was granted is  
6 located. If the taxpayer does not file a personal property tax return in the taxing district in  
7 which the property is located, the information must be provided by May 15.

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

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

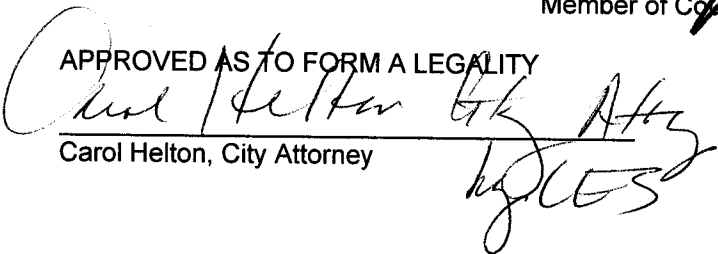
17 **SECTION 11.** That, the taxpayer is non-delinquent on any and all property tax due  
18 to jurisdictions within Allen County, Indiana.

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

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

28  
29  
30  
  
\_\_\_\_\_  
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 779.85 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 eligible real property improvements in the amount of \$8,595,988. HBC Realty Corporation will construct a 37,000 square foot building addition that will complete the original 100,000 square foot speculative building project. This building will house a manufacturing operation.**

EFFECT OF PASSAGE: **Investment of \$8,595,988 and 144 new full-time jobs.**

EFFECT OF NON-PASSAGE: **Potential loss of investment and 144 new full-time jobs.**

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

ASSIGNED TO COMMITTEE (CO-CHAIRS): **Geoff Paddock and Jason Arp**

# The Journal Gazette

Account # 1060008 - 1280647

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

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Total number of lines in notice

56

### COMPUTATION OF CHARGES

56 lines, 1 column(s) wide equals

56 equivalent lines at \$ 0.448 cents per line

\$ 25.09

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)

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Number of Insertions . . . . 1

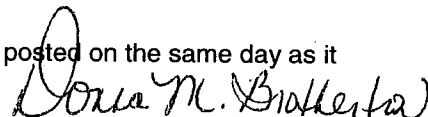
Pursuant to the provisions and penalties of IC 5-11-10-1, I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

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:

3/17/2017

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Donna M. Brotherton  
Legal Clerk

Date: March 17, 2017

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**NOTICE OF PUBLIC HEARING  
FORT WAYNE COMMON COUNCIL  
CONFIRMING  
RESOLUTION NO. R-17-03-13**

NOTICE IS HEREBY GIVEN THAT THE FORT WAYNE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA, WILL CONDUCT A PUBLIC HEARING ON MARCH 28TH, 2017, 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 A PROPERTY COMMONLY KNOWN AS:

4510 AIRPORT EXPRESSWAY, FORT WAYNE, IN 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, MARCH 28, 2017.

IF CONFIRMED, SAID DESIGNATION SHALL EXPIRE DECEMBER 31, 2017.

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) 427-1200, AT LEAST SEVENTY-TWO HOURS PRIOR TO THE MEETING.

LANA R. KEESLING  
CITY CLERK  
3--17 1280647 hspaxlp

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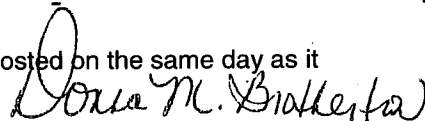
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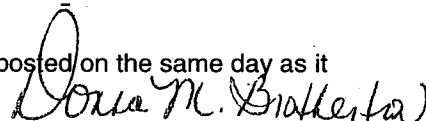
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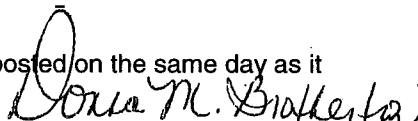
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LANA R. KEESLING  
CITY CLERK  
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**BILL NO. R-17-03-13**

**REPORT OF COMMITTEE ON FINANCE**

**March 28, 2017**

***Geoff Paddock Chair***

***Jason Arp 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 4510 Airport Expressway (formerly unassigned NW Corner Airport Expressway/Avionics Drive), Fort Wayne, Indiana 46809

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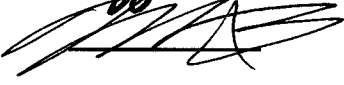
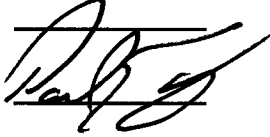


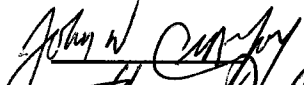
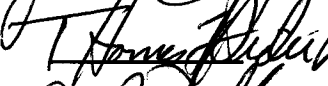

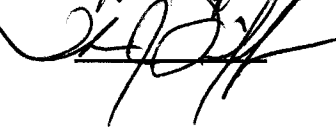
**COMMITTEE ON FINANCE HAVE HAD SAID Ordinance under consideration and beg leave to report back to the Common Council that said Ordinance**

DO PASS

DO NOT PASS

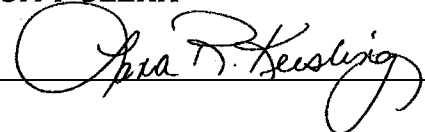
ABSTAIN

NO REC

	_____	_____	_____
	_____	_____	_____
_____		_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
		_____	_____
	_____	_____	_____
_____	_____	_____	_____

**LANA R. KEESLING**

**CITY CLERK**



Public Hearing Date: March 28, 2017

Read the first time in full and on motion by Councilman Paddock.

Read the second time by title and referred to the Finance Committee.

Read the third time in full and on motion by Councilman Paddock, placed on passage by the following vote:

<u>TOTAL VOTES</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
ARP	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BARRANDA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRAWFORD	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DIDIER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENSLEY	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FREISTROFFER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HINES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JEHL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PADDOCK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DATED: March 28, 2017

  
LANA R. KEESLING, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as

Resolution No. R-17-03-13 on the 28th day of March, 2017

ATTEST:


  
LANA R. KEESLING  
CITY CLERK

  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 29th of March 2017, at the hour of 10:10 o'clock A.M. E.S.T.

  
LANA R. KEESLING, CITY CLERK

Approved and signed by me this 29<sup>TH</sup> day of MARCH 2017, at the hour of 3:00 O'clock PM E.S.T.

  
THOMAS C. HENRY, MAYOR