

**A CONFIRMING RESOLUTION designating an  
"Economic Revitalization Area" under I.C. 6-1.1-12.1 for  
property commonly known as 2529 Curdes Avenue Fort  
Wayne, Indiana 46805 (Slocum Pointe,  
LP/Brightpoint/Parkview Hospital, Inc.)**

**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 two part-time, permanent jobs for a total additional payroll of \$33,540, with the average job salary of \$ 16,770; and

**WHEREAS**, the total estimated project cost is \$5,393,850; 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 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 \$3.5721/\$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 \$3.5721/\$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 \$3.5721/\$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 ten 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:

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%

15                   **SECTION 8.** The benefits described in the Petitioner's Statement of Benefits can be  
16 reasonably expected to result from the project and are sufficient to justify the applicable  
17 deductions.  
18

19                   **SECTION 9.** For real property, a deduction application must contain a performance  
20 report showing the extent to which there has been compliance with the Statement of Benefits  
21 form approved by the Fort Wayne Common Council at the time of filing. This report must be  
22

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.

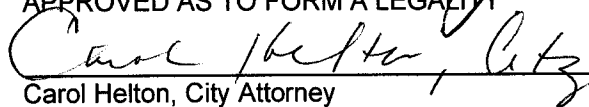
17 **SECTION 11.** That, the taxpayer is non-delinquent on any and all property tax due  
18 to jurisdictions within Allen County, Indiana.

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



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 Slocum Pointe, LP/Brightpoint for real property improvements in the amount of \$5,393,850. Slocum Pointe, LP/Brightpoint will purchase and renovate the former Frances Slocum Elementary School. Residential rental units will be made available to those at 60% or less of the annual area median income.**

EFFECT OF PASSAGE: **Slocum Pointe, LP/Brightpoint will purchase and renovate the former Frances Slocum Elementary School. Residential rental units will be made available to those at 60% or less of the annual area median income. Two part-time jobs will be created.**

EFFECT OF NON-PASSAGE: **Potential loss of investment and two part-time jobs.**

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

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

**Exhibit A**

2529 Curdes Avenue, Fort Wayne, IN 46805

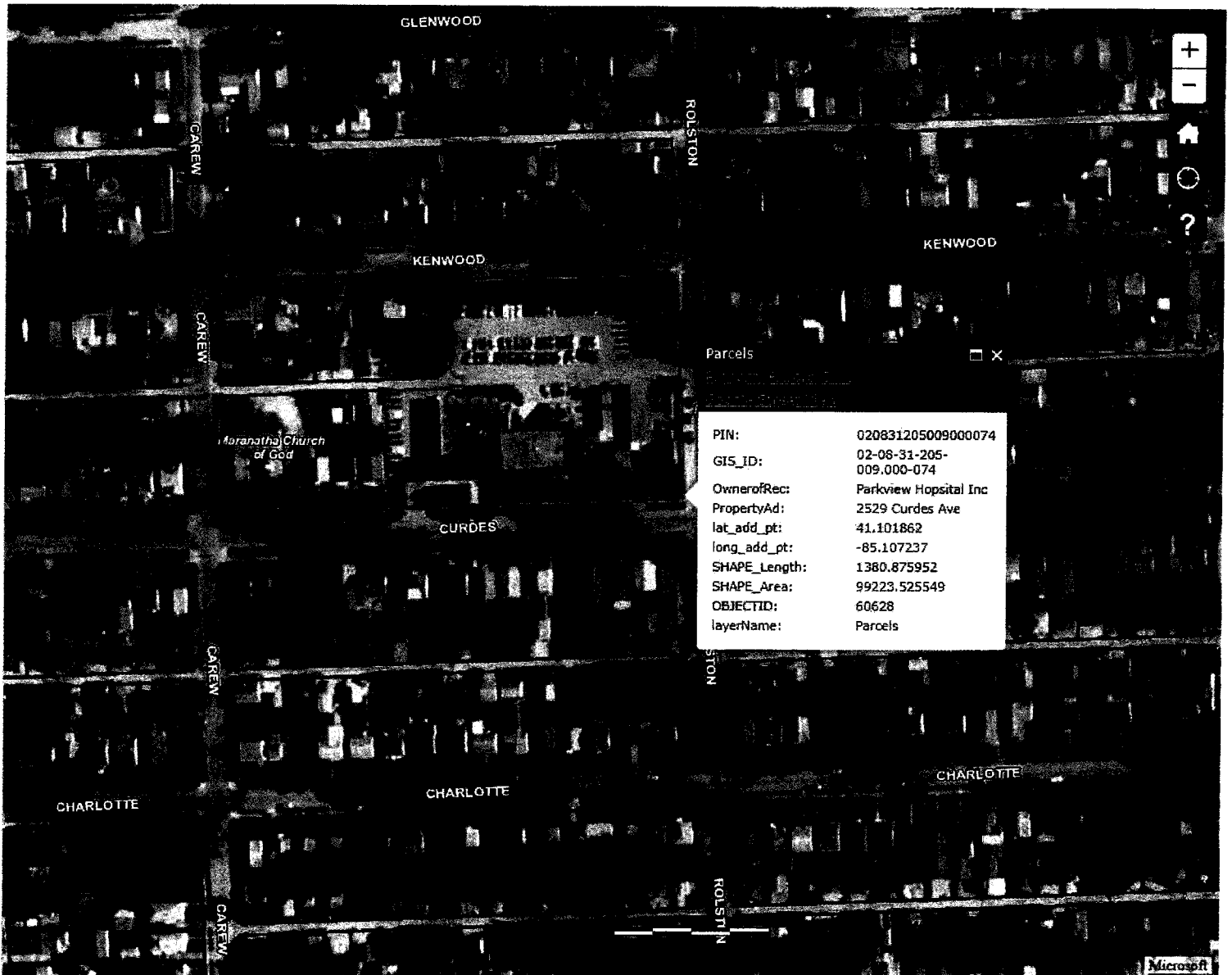
**Legal Description:**

Lots 408 to 418 inclusive, and Lots 455 to 463 inclusive, in Grasmere Heights Addition to the City of Fort Wayne, Allen County, Indiana, according to the recorded plat thereof; together with the vacated alley adjoining Lots 411 to 418, inclusive, on the North and Lots 455 to 462 inclusive, on the South; and excepting that part of Lot 463 conveyed to the City of Fort Wayne in Deed Record 499, pages 394-395 and more particularly described as follows:

The West 15 feet of Lot 463 in Grasmere Heights Addition to the City of Fort Wayne, according to the recorded plat thereof, together with a triangular area described as follows, to wit:

Commencing on the South line of said Lot at a point situated 10 feet West of the Southeast corner thereof; thence West along said South line a distance of 10 feet; thence North and parallel to the West line of said Lot a distance of 30 feet; thence Southeasterly on a straight line to the point of beginning.

**Property Boundaries:**



R-17-10-10

# The Journal Gazette

Account # 1060008 - 1305414

FW Common Council

Allen County, Indiana

## 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 \$ 0.448 cents per line \$ 24.19

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 \$ 24.19

### 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:

10/14/2017

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:    October 14, 2017

ATTACH COPY OF ADVERTISEMENT HERE

**NOTICE OF PUBLIC HEARING  
FORT WAYNE COMMON COUNCIL  
CONFIRMING RESOLUTION  
NO. R-17-10-10**

NOTICE IS HEREBY GIVEN THAT THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA, WILL CONDUCT A PUBLIC HEARING ON OCTOBER 24, 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:

2529 Curdes Avenue, Fort Wayne,  
Indiana 46805  
Slocum Pointe,  
LP/Brightpoint/Parkview Hospital, Inc.

COMMON COUNCIL WILL CONDUCT A PUBLIC HEARING ON WHETHER THE ABOVE DESCRIBED RESOLUTION SHOULD BE CONFIRMED, MODIFIED AND CONFIRMED, OR RESCINDED ON TUESDAY, OCTOBER 24, 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  
10-14 1305414 hspaxlp

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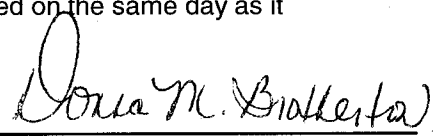
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LANA R. KEESLING  
CITY CLERK  
10--14 1305414 hspaxlp

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**LANA R. KEESLING  
CITY CLERK**

**BILL NO. R-17-10-10**

**REPORT OF COMMITTEE ON FINANCE**

**October 24, 2017**

**Jason Arp Chair**

**Geoff Paddock 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 2529 Curdes Avenue, Fort Wayne, Indiana 46805


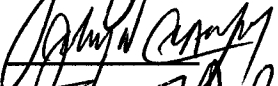
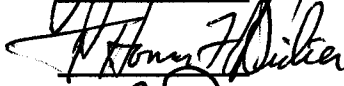


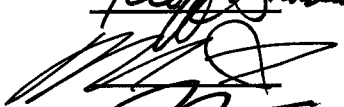

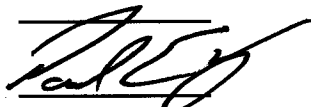


**COMMITTEE ON FINANCE HAVE HAD SAID Ordinance under consideration and beg leave to report back to the Common Council that said Ordinance**

DO PASS

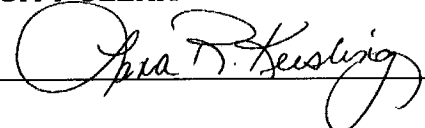
DO NOT PASS

ABSTAIN

NO REC

	_____	_____	_____
	_____	_____	_____
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**LANA R. KEESLING  
CITY CLERK**



Public Hearing Date: 10/24/17

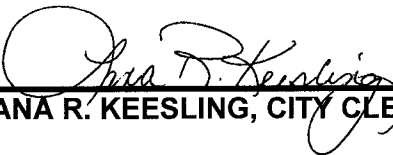
Read the first time in full and on motion by Councilman Arp.

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

Read the third time in full and on motion by Councilman Arp, 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: October 24, 2017

  
 \_\_\_\_\_  
 LANA R. KEESLING, CITY CLERK

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

Resolution No. R-17-10-10 on the 24th day of October, 2017

ATTEST:


  
 \_\_\_\_\_  
 LANA R. KEESLING  
 CITY CLERK

  
 \_\_\_\_\_  
 PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 25th of October 2017, at the hour of 11:30 o'clock A.M. E.S.T.

  
 \_\_\_\_\_  
 LANA R. KEESLING, CITY CLERK

Approved and signed by me this 25<sup>th</sup> day of October 2017, at the hour of 3:00 O'clock Pm E.S.T.

  
 \_\_\_\_\_  
 THOMAS C. HENRY, MAYOR