

3 A CONFIRMING RESOLUTION designating an "Economic  
4 Revitalization Area" and approving a waiver of non-  
5 compliance under I.C. 6-1.1-12.1 for property commonly  
6 known as (various addresses), Fort Wayne, Indiana 46803  
7 and 46806 (BW at Renaissance Pointe, LLC)

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

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

12 WHEREAS, said project will create 2 part-time, permanent jobs for a total additional annual  
13 payroll of \$60,950, with the average annual job salary being \$30,475; and

14 WHEREAS, the total estimated project cost is \$4,045,554; and

15 WHEREAS, representatives of BW at Renaissance Pointe, LLC informed Common Council that  
16 the real property improvements for which they are requesting designation of an Economic Revitalization  
17 Area under I.C. 6-1.1-12.1 have been initiated; and

18 WHEREAS, BW at Renaissance Pointe, LLC has submitted a written request for a waiver of non-  
19 compliance under I.C. 6-1.1-12.1-11.3; and

20 WHEREAS, I.C. 6-1.1-12.1-11.3 permits non-compliance events such as the untimely filing of an  
21 application, statement of benefits, or another document required to be filed under I.C. 6-1.1-12.1; and

22 WHEREAS, the Common Council acknowledges that BW at Renaissance Pointe, LLC has  
23 requested a waiver of non-compliance which the Common Council has the power and authority to approve  
24 under I.C. 6-1.1-12.1-11.3; and

25 WHEREAS, Common Council finds that BW at Renaissance Pointe, LLC did not comply with I.C.  
26 6-1.1-12.1 by failing to submit the completed statement of benefits form to the Common Council before  
27 initiation of redevelopment or rehabilitation,

28 WHEREAS, notice of the adoption and substance of said Resolution has been published in  
29 accordance with I.C. 6-1.1-12.1-2.5, I.C. 6-1.1-12.1-11.3(c) and I.C. 5-3-1 and a public hearing has been  
30 conducted on said Resolution and waiver.

WHEREAS, representatives of BW at Renaissance Pointe, LLC were in attendance and  
presented testimony on why a waiver should be granted; and

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

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

1           **SECTION 1.** That, Common Council hereby adopts a waiver of non-compliance with I.C. 6-1.1-  
2 12.1-11.3 regarding failure to submit the completed statement of benefits form to the common council  
3 before initiation of redevelopment or rehabilitation, and for which BW at Renaissance Pointe, LLC desires  
4 to claim an Economic Revitalization Area deduction. Such waiver shall be in effect for real property  
improvements during the period of September 27, 2017 through the date of this resolution.

5           **SECTION 2.** That, the Resolution previously designating the above described properties as an  
6 "Economic Revitalization Area" is confirmed in all respects.

7           **SECTION 3.** That, the hereinabove described properties is hereby declared an "Economic  
8 Revitalization Area" pursuant to I.C. 6-1.1-12.1, said designation to begin on the effective date of this  
9 Resolution and shall terminate on December 31, 2021, unless otherwise automatically extended in five  
10 year increments per I.C. 6-1.1-12.1-9.

11           **SECTION 4.** That, said designation of the hereinabove described properties as an "Economic  
12 Revitalization Area" shall apply to a deduction of the assessed value of real estate improvements made  
13 September 27, 2017 through June 1, 2018.

14           **SECTION 5.** That, the estimate of the number of individuals that will be employed or whose  
15 employment will be retained and the estimate of the annual salaries of those individuals and the estimate  
16 of redevelopment or rehabilitation contained in Petitioner's Statement of Benefits are reasonable and are  
17 benefits that can be reasonably expected to result from the proposed described real estate improvements.

18           **SECTION 6.** The current year approximate tax rates for taxing units within the City would be:

- 19 (a) If the proposed development does not occur, the approximate current year tax rates for this  
20 site would be \$3.5721/\$100.  
21 (b) If the proposed development does occur and no deduction is granted, the approximate  
22 current year tax rate for the site would be \$3.5721/\$100 (the change would be negligible).  
23 (c) If the proposed development occurs, and a deduction percentage of fifty percent (50%) is  
24 assumed, the approximate current year tax rate for the site would be \$3.5721/\$100 (the  
25 change would be negligible).

26           **SECTION 7.** That, pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from  
27 the assessed value of the real property shall be for a period of five years.

28           **SECTION 8.** The deduction schedule from the assessed value of the real property pursuant to  
29 I.C. 6-1.1-12.1-17 shall look like this:

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Year of Deduction	Percentage
1	100%
2	80%
3	60%

4	40%
5	20%
6	0%

**SECTION 9.** That, 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 10.** 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 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 in the deduction application. For subsequent years, the performance report must be updated each year in which the deduction is applicable at the same time the property owner is required to file a personal property tax return in the taxing district in which the property for which the deduction was granted is 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.

**SECTION 11.** The performance report must contain the following information:


- A. The cost and description of real property improvements and/or new information technology equipment acquired.
- 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 and/or personal property deductions.
- F. The tax savings resulting from the real and/or personal property being abated.

**SECTION 12.** That, the taxpayer is non-delinquent on any and all property tax due to jurisdictions within Allen County, Indiana.

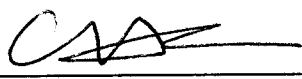
**SECTION 13.** That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that has received a deduction under section 3 or 4.5 of this chapter may be required to repay the deduction amount as determined by the county auditor in accordance with section 12 of said chapter if the property owner ceases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

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**SECTION 14.** 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  
LEGAL DESCRIPTION**

**CITY OF FORT WAYNE PROPERTY**

**Bottle Works Lofts:**

**TRACT 1**

LOT NUMBER 42 LILLIE'S OUT LOTS TO THE CITY OF FORT WAYNE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN DEED RECORD 52, PAGE 368, EXCEPTING THEREFROM THE PART THEREOF APPROPRIATED FOR THE WIDENING OF WINTER STREET.

ALSO:

PART OF THE EAST ONE-HALF OF THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 12, IN TOWNSHIP 30 NORTH, RANGE 12 EAST, CONTAINING 2 ACRES, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 12, TOWNSHIP AND RANGE AFORESAID AND RUNNING THENCE EAST 20 RODS; THENCE NORTH 16 RODS; THENCE WEST 20 RODS; THENCE SOUTH 16 RODS TO THE PLACE OF BEGINNING. EXCEPTING THEREFROM THE STRIP APPROPRIATED FOR THE WIDENING OF WINTER STREET AND THE STRIP APPROPRIATED OF THE WIDENING OF PONTIAC STREET EXCEPTING THEREFROM THE SOUTH 67 FEET OF THE WEST 92.5 FEET THEREOF, IN ALLEN COUNTY, INDIANA.

*1631 E. Pontiac St.*

**TRACT 2**

PART OF THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 30 NORTH, RANGE 12 EAST, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE INTERSECTION OF PONTIAC AND WINTER STREETS IN THE CITY OF FORT WAYNE, AS THE SAME ARE NOW LOCATED; THENCE EAST ON THE NORTH LINE OF PONTIAC STREET, 92 FEET AND 6 INCHES THENCE NORTH 67 FEET; THENCE WEST 92 FEET AND 6 INCHES TO THE EAST LINE OF WINTER STREET; THENCE SOUTH ON THE EAST LINE OF WINTER STREET TO THE PLAT OF BEGINNING, BEING LOCATED IN NORTHEAST CORNER OF WINTER AND PONTIAC STREET, FORTY WAYNE, ALLEN COUNTY, INDIANA.

*1601 E. Pontiac Street*

VACATED ALLEY [PER GENERAL ORDINANCE NO. G-19-16, RECORDED AS DOC NO. 2017011989] THE EAST PORTION OF THE 12 FEET WIDE EAST-WEST ALLEY SOUTH OF AND ADJACENT TO LOT 38 OF RAU'S SUBDIVISION OF LILLIE'S OUT LOTS NO. 38 & 40, RECORDED IN DEED BOOK 68, PAGE 466 WITHIN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA, AS SHOWN ON THE ATTACHED EXHIBIT B, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 38 OF SAID RAU'S SUBDIVISION; THENCE SOUTH 1 DEGREE 56 MINUTES 21 SECONDS EAST (BEARING BASED ON THE GLOBAL NAVIGATION SATELLITE SYSTEM VIA THE INDIANA DEPARTMENT OF TRANSPORTATION'S CONTINUOUS OPERATING REFERENCE STATIONS NETWORK AND BASIS OF BEARINGS TO FOLLOW), 12.00 FEET TO THE SOUTH LINE OF SAID ALLEY AND THE NORTHEAST CORNER OF LOT 42 IN LILLIE'S OUT LOTS AS RECORDED IN DEED BOOK 52, PAGE 368 WITHIN SAID RECORDER'S OFFICE; THENCE SOUTH 88 DEGREES 23 MINUTES 36 SECONDS WEST, 150.01 FEET ALONG THE SOUTH LINE OF SAID ALLEY AND NORTH LINE OF SAID LOT 42; THENCE NORTH 43 DEGREES 13 MINUTES 23 SECONDS EAST, 16.92 FEET TO THE SOUTHWEST CORNER OF LOT 38 OF SAID RAU'S SUBDIVISION; THENCE NORTH 1 DEGREE 56 MINUTES 50 SECONDS WEST, 8.00 FEET ALONG THE WEST LINE OF LOT 38 OF SAID RAU'S SUBDIVISION, THENCE SOUTH 46 DEGREES 46 MINUTES 37 SECONDS EAST, 11.35 FEET

TO THE SOUTH LINE OF LOT 38 OF SAID RAU'S SUBDIVISION AND NORTH LINE OF SAID ALLEY;  
THENCE NORTH 88 DEGREES 23 MINUTES 36 SECONDS EAST, 130.01 FEET ALONG SAID ALLEY LINE  
AND LOT LINE TO THE POINT OF BEGINNING, CONTAINING 1,760.14 SQUARE FEET, MORE OR LESS

**Site A-2:**

TRACT 6

LOT 56 AND THE SOUTH 6 FEET OF LOT 53 IN ELIZA HANNA SRS., SUBDIVISION OF LOT 13 HANNA'S  
PLAT "A" IN THE CITY OF FORT WAYNE, ALLEN COUNTY, INDIANA.

*2622 Bowser St.*

TRACT 7

Lot Number 57 Fifty Seven in Eliza Hanna Seniors Subdivision to the City of Fort Wayne, Indiana.

*2626 Bowser St.*

**Site C-1:**

TRACT 23

LOT 8 WINTER ADD IN FORT WAYNE, INDIANA.

*2528 Winter St.*

TRACT 24

Lot Number (9) Nine in Winter Addition to the City of Fort Wayne, Allen County, Indiana.

*2530 Winter St.*

TRACT 25

Lot Number 10 in Winter Addition to the City of Fort Wayne, Allen County, Indiana, according to the recorded Plat thereof.

*2536 Winter St.*

TRACT 26

Lot 12 Winters Addition to the City of Fort Wayne, Indiana.

*2540 Winter St.*

**Site C-2:**

TRACT 28

Lot Number Three (3) in Winter's Addition to the City of Fort Wayne, according to the plat thereof, recorded in the Office of the Recorder of Allen County, Indiana, except the South 10 feet.

*2529 Winter St.*

TRACT 29

THE SOUTH 10 FEET OF LOT NUMBER 3 IN WINTERS ADDITION, AS RECORDED IN PLAT RECORD 5, PAGE 19. TOGETHER WITH THE NORTH 32 FEET OF LOT NUMBER 35 IN RAU'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN DEED RECORD 68, PAGE 466.

*2529 Winter St.*

TRACT 30

LOT NUMBER 37 AND THE SOUTH 15-1/2 FEET OF LOT NUMBER 35 IN RAU'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN DEED RECORD 68, PAGE 466.

*2535 Winter St.*

*Site C-3:*

TRACT 33

THE NORTH 33 FEET 8 INCHES OF LOT NUMBER 36 RAU'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN DEED RECORD 68, PAGE 466.

*2516 Lillie St.*

TRACT 34

THE SOUTH 14 FEET OF LOT NUMBER 36 AND THE NORTH 18 FEET OF LOT NUMBER 38 IN RAU'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN DEED RECORD 68, PAGE 466.

*2518 Lillie St.*

TRACT 35

THE SOUTH 30 FEET OF LOT NUMBER 38 IN RAU'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN DEED RECORD 68, PAGE 466.

*2520 Lillie St.*

**HOUSING & NEIGHBORHOOD DEVELOPMENT SERVICES, INC. PROPERTY**

**Site A-1:**

TRACT 3

The West 40 feet of Lot numbered 54, 55 and 58 in Eliza Hanna Senior's Subdivision of Out Lot 13 of Hanna's Plat "A", in the City of Fort Wayne, except the North 10 feet reserved as an alley of said Lot 54.

EXCEPTING THEREFROM, all of Lot numbered 54 in Eliza Hanna Senior's subdivision of Out Lot 13 of Hanna's Plat "A"

1201 E. Pontiac Street.

**TRACT 4**

The East 74 feet of the West 114 feet of Lots Numbered 54, 55 and 58 North of Pontiac St. as now established of Eliza Hanna Sr.'s Subdivision of Lot Number 13 in Hanna's Plat "A" to the City of Fort Wayne, according to the recorded plat thereof, except the East 8 inches thereof lying South of the North 12 feet of said Lot Number 54. ALSO the East 36 feet of Lot Number 54 in Eliza Hanna Sr.'s Subdivision of Lot Number 13 in Hanna's Plat "A" to the City of Fort Wayne, according to the recorded plat thereof, except the South 36 feet thereof.

EXCEPTING THEREFROM, all of Lot numbered 54 in Eliza Hanna Senior's subdivision of Out Lot 13 of Hanna's Plat "A"

1207 E. Pontiac St.

**TRACT 5**

The East 36 ft. of Lot Numbered 58 and the East 36 ft. of the South 36 ft. of Lot 54 in Eliza Hanna Seniors Subdivision of Lot 13 Hanna's Partition Plat "A" in the City of Fort Wayne, except the South 5 ft. to Lot 58 appropriated for widening Pontiac St. Also the East 36 ft. of Lot 55 in Eliza Hanna Seniors Subdivision of Lot 13 Hanna's Partition Plat "A" in the City of Fort Wayne; Also the East 8 in. of the West 114.0 ft. of Lots Numbered 54, 55 and 58 of Eliza Hanna Seniors Subdivision of Lot 13 Hanna's Plat "A" located in the City of Fort Wayne, except the North 12 ft. of the parcel above described lying within the aforesaid Lot Number 54, and also except the South 5 ft. to Lot 58 appropriated for widening Pontiac Street.

EXCEPTING THEREFROM, all of Lot numbered 54 in Eliza Hanna Senior's subdivision of Out Lot 13 of Hanna's Plat "A"

1217 E. Pontiac St.

**Site A-3:**

**TRACT 8**

Lot numbered 71 in Hanna and Fisher's Addition to the City of Fort Wayne, according to the plat thereof, recorded in Deed Record 58, page 307, in the Office of the Recorder of Allen County, Indiana.

1305 E. Pontiac St.

**Site A-4:**

**TRACT 10**

The West 15 feet of Lot Number 69 and the East 14 feet of Lot Number 70 in Hanna and Fisher's Addition to the City of Fort Wayne, Allen County, Indiana.

1315 E. Pontiac St.

**TRACT 11**

The East 29 feet of Lot 69 in Hanna and Fisher's Addition to the City of Fort Wayne, according to the recorded plat thereof.

1319 E. Pontiac St.

**TRACT 12**

The West 29 feet of Lot #68 in Hanna & Fisher's Addition to the City of Fort Wayne, according to the plat thereof recorded in Deed Record 58, pages 306-307, in the Office of the Recorder of Allen County, Indiana.

1321 E. Pontiac St.

**TRACT 13**

West 17 feet of Lot Number 67 and the East 15 feet of Lot Number 68 in Hanna and Fisher's Addition to the City of Fort Wayne, according to the plat thereof recorded in Deed Record 58, page 306, of the records in the Office of the Recorder of Allen County, Indiana

1323 E. Pontiac St.

**Site B:**

**TRACT 18**

The South 55 feet of Lot numbered 7 in Frank and Nirdlinger's Subdivision of Hough's Out Lot 2 in the East one half of the Northeast quarter of Section 13, in Township 30 North, of Range 12 East, according to the recorded plat of said subdivision.

2711 Reed St.

**TRACT 19**

N 80 Ft. Lot 7 F & C F Nirdlingers Subdivision Addition to the City of Fort Wayne, Allen County, Indiana.

1502 E. Pontiac St.

**TRACT 20**

Lot numbered 6 in Frank and C.F. Nirdlinger's Subdivision of Hough's Outlot Numbered 2 in the East 1/2 of the Northeast 1/4 of Section 13, in Township 30 North of Range 12 East, now in the City of Fort Wayne, according to the recorded Plat thereof.

1506 E. Pontiac St.

**TRACT 21**

Lot numbered 5 in Frank and C. F. Nirdlingers Subdivision to the City of Fort Wayne, Allen County, Indiana.

1512 E. Pontiac St.

**TRACT 22**

The Lot 4 F and C F Nirdlingers Subdivision in the City of Fort Wayne, Allen County, Indiana.

1516 E. Pontiac St.

**Site C-1:**

**TRACT 27**

Lot 11 Winters Addition, according to the recorded plat thereof.

2538 Winter St.

**Site A-5**

**TRACT 14**

The East 34 feet of Lot 66 Hanna and Fisher's Addition to the city of Fort Wayne, according to the plat thereof, recorded in the Office of the Recorder of Allen County, Indiana.

1327 E. Pontiac St.

**TRACT 15**

The West 17 2/3 feet of Lot Numbered 65 in Hanna & Fisher's Addition to the City of Fort Wayne, Indiana, according to the plat thereof, recorded in Deed Record 58, pages 306-307 in the Office of the Recorder of Allen County, Indiana.

1329 E. Pontiac St.

**TRACT 16**

East 26 1/3 feet of Lot 65 in Hanna and Fisher's Addition to the City of Fort Wayne, according to the Plat thereof, recorded in Deed Record 58, page 306, in the Office of the Recorder of said County.

1331 E. Pontiac St.

**TRACT 17**

Lot Number 64 in Hanna and Fisher's Addition to the City of Fort Wayne, except the 5 feet thereof, appropriated for widening of Pontiac Street.

1333 E. Pontiac St.

**THE AFOREMENTIONED LAND ALSO BEING DESCRIBED AS:**

**Bottle Works Lofts Site:**

Lot 42 in Lillie's Out Lots according to the Plat thereof, as recorded in Deed Record 52, Page 368 and part of the 12 feet wide East-West alley South of and adjacent to Lot 38 of Rau's Subdivision of Lillie's Out Lots No. 38 & 40 recorded in Deed Record 68, Page 466, together with those parts of the East half of the East half of the Southeast Quarter of Section 12, Township 30 North, Range 12 East of the Second Principal Meridian as described in Document Number 201325683 within the Office of the Recorder of Allen County, Indiana, more particularly described as follows:

BEGINNING at a 5/8 inch diameter rebar found marking the intersection of the North right-of-way line of Pontiac Street with the West right-of-way line of Lillie Street, thence South 89 degrees 35 minutes 22 seconds West (bearing derived from the Global Navigation Satellite System via the Indiana Department of Transportation Continuous Operating Reference Stations and basis of bearings to follow), 285.05 feet along said North right-of-way line to a Mag Nail set on the East right-of-way line of Winter Street; thence North 2 degrees 0 minutes 32 seconds West, 375.34 feet along said East right-of-way line to the northwest corner of said Lot 42 referenced by a 1 and 1/2 inch outside diameter pipe found 0.12 feet West of the calculated point; thence North 88 degrees 23 minutes 36 seconds East, 135.40 feet along the North line of said Lot 42 to a chiseled "X" set in an existing concrete curb; thence North 43 degrees 13 minutes 23 seconds East, 8.46 feet to the centerline of said 12' wide East-West alley (now vacated); thence North 88 degrees 23 minutes 36 seconds East 144.01 feet along said centerline, to the West right-of-way line of Lillie Street; thence South 1 degree 56 minutes 21 seconds East 387.29 feet along said West right-of-way line to the POINT OF BEGINNING, containing 108,766 square feet [2.50 acres], more or less.

Subject to rights-of-way and easements of record.

Subject to an Environmental Restrictive Covenant recorded 18 September 2014 in Document Number 2014045138.

Site A-1 "Tract 1"  
(Proposed Address 2635 Oliver Street)

Lot 58 and part of Lot 55 in Eliza Hanna Senior's Subdivision of Lot No. 13 of Hanna's Plat "A", as recorded in Deed Book 60, page 266, within the Office of the Recorder of Allen County, Indiana, bounded and described as follows:

**BEGINNING** at a 1/2 inch outside diameter pipe marking the apparent Southwest corner of said Lot 58, being at the intersection of the North right-of-way line of Pontiac Street with the East right-of-way line of Oliver Street in said Eliza Hanna Senior's Subdivision; thence North 02 degrees 20 minutes 44 seconds West (bearing derived from the Global Navigation Satellite System via the Indiana Department of Transportation Continuous Operating Reference Stations and basis of bearings to follow) 45.37 feet, along the West line of said Lot 58 and Lot 55, coincident with said East right-of-way line; thence North 87 degrees 33 minutes 15 seconds East 151.00 feet, to the West line of a North-South alley in said Eliza Hanna Senior's Subdivision; thence South 02 degrees 13 minutes 58 seconds East 51.52 feet, along the East line of said Lots 55 and 58, coincident with said West line of a North-South alley, to a 5/8 inch diameter rebar with GAI/0007 identification cap marking the Southeast corner of said Lot 58, being on the North right-of-way line of Pontiac Street; thence South 89 degrees 53 minutes 14 seconds West 151.01 feet, along the South line of said Lot 58, coincident with said North right-of-way line, to the POINT OF BEGINNING, containing 7,313 square feet [0.17 acre], more or less.

Site A-1 "Tract 2"  
(Proposed Address 2631 Oliver Street)

A part of Lot 55 in Eliza Hanna Senior's Subdivision of Lot No. 13 of Hanna's Plat "A", as recorded in Deed Book 60, page 266, within the Office of the Recorder of Allen County, Indiana, bounded and described as follows:

**COMMENCING** at a 1/2 inch outside diameter pipe marking the apparent Southwest corner of Lot 58 in said Eliza Hanna Senior's Subdivision, being at the intersection of the North right-of-way line of Pontiac Street with the East right-of-way line of Oliver Street; thence North 02 degrees 20 minutes 44 seconds West (bearing derived from the Global Navigation Satellite System via the Indiana Department of Transportation Continuous Operating Reference Stations and basis of bearings to follow) 45.37 feet, along the West line of Lots 58 and 55 in said Eliza Hanna Senior's Subdivision, coincident with said East right-of-way line to the POINT OF BEGINNING; thence continuing North 02 degrees 20 minutes 44 seconds West 42.75 feet, along the West line of said Lot 55, coincident with said East right-of-way line, to a 5/8 inch diameter rebar with GAI/0007 identification cap marking the Northwest corner of said Lot 55; thence North 87 degrees 33 minutes 15 seconds East 151.08 feet, along the North line of said Lot 55, to the Northeast corner thereof, on the West line of a North-South alley in said Eliza Hanna Senior's Subdivision marked by a 5/8 inch diameter rebar with GAI/0007 identification cap; thence South 02 degrees 13 minutes 58 seconds East 42.75 feet, along the East line of said Lot 55, coincident with the West line of said North-South alley; thence South 87 degrees 33 minutes 15 seconds West 151.00 feet to the POINT OF BEGINNING, containing 6,457 square feet [0.15 acre], more or less.

Site A-2 "Tract 4"  
(Proposed address 2622 Bowser Street)

Lot 56 and the South 6.00 feet of Lot 53 in Eliza Hanna Senior's Subdivision of Lot No. 13 of Hanna's Plat "A", as recorded in Deed Book 60, page 266, within the Office of the Recorder of Allen County, Indiana, bounded and described as follows:

**COMMENCING** at the Southeast corner of Lot 57 in said Eliza Hanna Senior's Subdivision, referenced by a 1 and 1/2 inch outside diameter pipe found, being at the intersection of the North right-of-way line of Pontiac Street and the West right-of-way line of Bowser Avenue in said Eliza Hanna Senior's Subdivision; thence North 02 degrees 07 minutes 13 seconds West (bearing derived from the Global Navigation Satellite System via the Indiana Department

of Transportation Continuous Operating Reference Stations and basis of bearings to follow) 52.99 feet, along the East line of said Lot 57 in said Eliza Hanna Senior's Subdivision, coincident with said West right-of-way line of Bowser Street, to the Southeast corner of said Lot 56 and the **POINT OF BEGINNING**; thence South 87 degrees 33 minutes 15 seconds West 150.99 feet, along the South line of said Lot 56 to the Southwest corner thereof, being on the East line of a North – South alley in said Eliza Hanna Senior's Subdivision; thence North 02 degrees 13 minutes 58 seconds West 54.00 feet, along the West line of said Lots 56 and 53, coincident with the East line of said North – South alley, to a 3/8 inch diameter rebar found at the Northwest corner of the South 6.00 feet of said Lot 53; thence North 87 degrees 33 minutes 15 seconds East 151.09 feet, along the North line of the South 6.00 feet of said Lot 53, to a 1 and 1/4 inch outside diameter pipe found at the Northeast corner of the South 6.00 feet of said Lot 53, being on said West right-of-way line of Bowser Avenue; thence South 02 degrees 07 minutes 13 seconds East 54.00 feet, along the East line of said Lots 53 and 56, coincident with said West right-of-way line of Bowser Avenue, to the **POINT OF BEGINNING**, containing 8,156 square feet [0.19 acre], more or less.

Site A-2 "Tract 5"

(Proposed address 2626 Bowser Street)

Lot 57 in Eliza Hanna Senior's Subdivision of Lot No. 13 of Hanna's Plat "A", as recorded in Deed Book 60, page 266, within the Office of the Recorder of Allen County, Indiana, bounded and described as follows:

**BEGINNING** at the Southeast corner of said Lot 57 in said Eliza Hanna Senior's Subdivision, referenced by a 1 and 1/2 inch outside diameter pipe, being at the intersection of the North right-of-way line of Pontiac Street and the West right-of-way line of Bowser Avenue in said Eliza Hanna Senior's Subdivision; thence South 89 degrees 53 minutes 14 seconds West (bearing derived from the Global Navigation Satellite System via the Indiana Department of Transportation Continuous Operating Reference Stations and basis of bearings to follow) 150.98 feet, along the South line of said Lot 57, coincident with the North right-of-way line of Pontiac Street, to the Southwest corner of said Lot 57, marked by a 5/8 inch diameter rebar with GAI/0007 identification cap, on the East line of an North – South alley in said Eliza Hanna Senior's Subdivision; thence North 02 degrees 13 minutes 58 seconds West 46.84 feet, along the West line of said Lot 57, coincident with the East line of said North – South alley, to the Northwest corner of said Lot 57; thence North 87 degrees 33 minutes 15 seconds East 150.99 feet, along the North line of said Lot 57, to the Northeast corner thereof, being on said West right-of-way line of Bowser Street; thence South 02 degrees 07 minutes 13 seconds East 52.99 feet, along the East line of said Lot 57, coincident with said West right-of-way line, to the **POINT OF BEGINNING**, containing 7,534 square feet [0.17 acre], more or less.

Site A-3 "Tract 7"

(Proposed address 1305 E. Pontiac Street)

Lot 71 in Hanna and Fishers Addition to the City of Fort Wayne as recorded in Deed Book 58, page 306 within the Office of the Recorder of Allen County, Indiana, bounded and described as follows:

**COMMENCING** at the Southwest corner of Lot 72 in said Hanna and Fishers Addition, marked by a 5/8 inch rebar with GAI/0007 identification cap, being at the intersection of the North right-of-way line of Pontiac Street and the East right-of-way line of Bowser Avenue in said Hanna and Fishers Addition; thence North 89 degrees 42 minutes 55 seconds East 44.02 feet, along the South line of said Lot 72, coincident with said North right-of-way line of Pontiac Street, to the Southwest corner of said Lot 71 and the **POINT OF BEGINNING**; thence North 02 degrees 07 minutes 13 seconds West (bearing derived from the Global Navigation Satellite System via the Indiana Department of Transportation Continuous Operating Reference Stations and basis of bearings to follow) 136.49 feet, along the West line of said Lot 71, to the Northwest corner thereof, being on the South line of an East – West alley in said Hanna and Fishers Addition; thence North 87 degrees 24 minutes 14 seconds East 44.00 feet, along the North line of said Lot 71, coincident with the South line of said East – West alley, to the Northeast corner of said Lot 71, referenced by a 1 and 1/2 inch outside diameter pipe 0.27 feet South and 0.04 feet West of the calculated corner; thence South 02 degrees 07 minutes 13 seconds East 138.27 feet, along the East line of said Lot 71, to the Southeast corner thereof, referenced by a 5/8 inch diameter rebar 0.03 feet North and 0.41 feet East of the calculated corner, being on the North right-of-way line of Pontiac Street; thence South 89 degrees 42 minutes 55 seconds West 44.02 feet, along the South line of said Lot 71, coincident with said North right-of-way line, to the **POINT OF BEGINNING**, containing 6,045 square feet [0.14 acre], more or less.

Site A-4 "Tract 8"

(Proposed Address 1319 E. Pontiac Street)

Lots 69 and parts of Lots 68 and 70 in Hanna and Fishers Addition to the City of Fort Wayne as recorded in Deed Book 58, page 306 within the Office of the Recorder of Allen County, Indiana, bounded and described as follows:

**COMMENCING** at a 5/8 inch diameter rebar with GAI/0007 identification cap marking the Northeast corner of Lot 64 in said Hannah and Fishers Addition and the intersection of the South line of an East-West alley with the West right-of-way line of Holton Avenue; thence South 87 degrees 24 minutes 14 seconds West (bearing derived from the Global Navigation Satellite System via the Indiana Department of Transportation Continuous Operating Reference Stations and basis of bearings to follow) 156.75 feet, along said South line, to a point referenced by a 1 and 1/4 inch outside diameter pipe 0.29 feet South and 0.01 feet East of the calculated corner; thence South 01 degree 37 minutes 26 seconds East 144.29 feet, to a 5/8 inch diameter rebar with GAI/0007 identification cap on the North right-of-way line of Pontiac Street; thence South 89 degrees 42 minutes 55 seconds West 59.53 feet, along said North right-of-way line to the **POINT OF BEGINNING**; thence continuing South 89 degrees 42 minutes 55 seconds West 59.53 feet, along said North right-of-way line, to a 5/8 inch diameter rebar with GAI/0007 identification cap; thence North 02 degrees 09 minutes 06 seconds West 139.48 feet, to the North line of said Lot 70 and the South line of said East-West alley, referenced by a 5/8 inch diameter rebar found 0.18 feet South and 0.01 feet East of the calculated corner; thence North 87 degrees 24 minutes 14 seconds East 60.17 feet, along the North line of said Lots 68, 69 and 70, coincident with said South line; thence North 01 degrees 53 minutes 00 minutes West 141.88 feet, to the **POINT OF BEGINNING**, containing 8,417 square feet [0.19 acre], more or less.

Site A-4 "Tract 9"

(Proposed Address 1323 E. Pontiac Street)

A part of Lots 67 and 68 in Hanna and Fishers Addition to the City of Fort Wayne as recorded in Deed Book 58, page 306 within the Office of the Recorder of Allen County, Indiana, bounded and described as follows:

**COMMENCING** at a 5/8 inch diameter rebar with GAI/0007 identification cap marking the Northeast corner of Lot 64 in said Hannah and Fishers Addition and the intersection of the South line of an East-West alley with the West right-of-way line of Holton Avenue; thence South 87 degrees 24 minutes 14 seconds West (bearing derived from the Global Navigation Satellite System via the Indiana Department of Transportation Continuous Operating Reference Stations and basis of bearings to follow) 156.75 feet, along said South line to the **POINT OF BEGINNING**, referenced by a 1 and 1/4 inch outside diameter pipe 0.29 feet South and 0.01 feet East of the calculated corner; thence South 01 degree 37 minutes 26 seconds East 144.29 feet, to a 5/8 inch diameter rebar with GAI/0007 identification cap on the North right-of-way line of Pontiac Street; thence South 89 degrees 42 minutes 55 seconds West 59.53 feet, along said North right-of-way line; thence North 01 degrees 53 minutes 00 seconds West 141.88 feet, to the North line of said Lot 68 and the South line of said East-West alley; thence North 87 degrees 24 minutes 14 seconds East 60.17 feet, along the North line of said Lots 67 and 68, coincident with said South line, to the **POINT OF BEGINNING**, containing 8,562 square feet [0.20 acre], more or less.

Site B-1 "Tract 12"

(Proposed Address 1502 E. Pontiac Street)

Lot 7 and part of Lot 6 in Frank and C.F. Nirdlinger's Subdivision of Houghs Out Lot Number 2 as recorded in Plat Book 4, page 21 within the Office of the Recorder of Allen County, Indiana, bounded and described as follows:

**BEGINNING** at a Mag Nail marking the Southwest corner of said Lot 7 and the intersection of the North line of an East-West alley with the East right-of-way line of Reed Street; thence North 02 degrees 17 minutes 26 seconds West (bearing derived from the Global Navigation Satellite System via the Indiana Department of Transportation Continuous Operating Reference Stations and basis of bearings to follow) 135.00 feet, along the West line of said Lot 7, coincident with said East right-of-way line, to a 5/8 inch diameter rebar with GAI/0007 identification cap marking the Northwest corner of said Lot 7 on the South right-of-way line of Pontiac Street; thence North 89 degrees 41 minutes 58 seconds East 46.20 feet, along the North line of said Lots 6 and 7, coincident with said South

right-of-way line; thence South 02 degrees 18 minutes 03 seconds East 134.96 feet, to the South line of said Lot 6 being the North line of said East-West alley; thence South 89 degrees 38 minutes 49 seconds West 46.22 feet, along the South line of said Lots 6 and 7, coincident with said North line, to the POINT OF BEGINNING, containing 6,234 square feet [0.14 acre], more or less.

Site B-1 "Tract 13"

(Proposed Address 1512 E. Pontiac Street)

A part of Lots 5 and 6 in Frank and C.F. Nirdlinger's Subdivision of Houghs Out Lot Number 2 as recorded in Plat Book 4, page 21 within the Office of the Recorder of Allen County, Indiana, bounded and described as follows:

**COMMENCING** at a Mag Nail marking the Southwest corner of Lot 7 in said Frank and C.F. Nirdlinger's Subdivision and the intersection of the North line of an East-West alley with the East right-of-way line of Reed Street; thence North 02 degrees 17 minutes 26 seconds West (bearing derived from the Global Navigation Satellite System via the Indiana Department of Transportation Continuous Operating Reference Stations and basis of bearings to follow) 135.00 feet, along the West line of said Lot 7, coincident with said East right-of-way line, to a 5/8 inch diameter rebar with GAI/0007 identification cap marking the Northwest corner of said Lot 7 on the South right-of-way line of Pontiac Street; thence North 89 degrees 41 minutes 58 seconds East 46.20 feet, along the North line of said Lots 6 and 7, coincident with said South right-of-way line to the **POINT OF BEGINNING**; thence continuing North 89 degrees 41 minutes 58 seconds East 46.20 feet, along the North line of said Lots 5 and 6, coincident with said South right-of-way line; thence South 02 degrees 18 minutes 41 seconds East 134.92 feet, to the South line of said Lot 5 being the North line of said East-West alley; thence South 89 degrees 38 minutes 49 seconds West 46.22 feet, along the South line of said Lots 5 and 6, coincident with said North line; thence North 02 degrees 18 minutes 03 seconds West 134.96 feet, to the POINT OF BEGINNING, containing 6,232 square feet [0.14 acre], more or less.

Site B-1 "Tract 14"

(Proposed Address 1516 E. Pontiac Street)

Lot 4 and part of Lot 5 in Frank and C.F. Nirdlinger's Subdivision of Houghs Out Lot Number 2 as recorded in Plat Book 4, page 21 within the Office of the Recorder of Allen County, Indiana, bounded and described as follows:

**COMMENCING** at a Mag Nail marking the Southwest corner of Lot 7 in said Frank and C.F. Nirdlinger's Subdivision and the intersection of the North line of an East-West alley Subdivision with the East right-of-way line of Reed Street; thence North 02 degrees 17 minutes 26 seconds West (bearing derived from the Global Navigation Satellite System via the Indiana Department of Transportation Continuous Operating Reference Stations and basis of bearings to follow) 135.00 feet, along the West line of said Lot 7, coincident with said East right-of-way line, to a 5/8 inch diameter rebar with GAI/0007 identification cap marking the Northwest corner of said Lot 7 on the South right-of-way line of Pontiac Street; thence North 89 degrees 41 minutes 58 seconds East 92.40 feet, along the North line of said Lots 5, 6 and 7, coincident with said North right-of-way line to the **POINT OF BEGINNING**; thence continuing North 89 degrees 41 minutes 58 seconds East 61.60 feet, along the North line of said Lots 4 and 5, coincident with said South right-of-way line to a 5/8 inch diameter rebar with GAI/0007 identification cap marking the Northeast corner of said Lot 4; thence South 02 degrees 20 minutes 34 seconds East 134.86 feet, along the East Line of said Lot 4, to a Mag Spike with GAI/0007 Identification tag marking the Southeast corner of said Lot 5 on the North line of said East-West alley; thence South 89 degrees 38 minutes 49 seconds West 61.67 feet, along the South line of said Lots 4 and 5, coincident with said North line; thence North 02 degrees 18 minutes 41 seconds West 134.92 feet to the POINT OF BEGINNING, containing 8,309 square feet [0.19 acre], more or less.

Site C-1 "Tract 15"

(Proposed address 2540 Winter Street)

Lot 12 and a part of Lot 11 in Winter Addition as recorded in Plat Book 5, page 19 within the Office of the Recorder of Allen County, Indiana, bounded and described as follows:

**BEGINNING** at a 1 inch outside diameter pipe marking the Southeast corner of said Lot 12, on the West right-of-way line of Winter Street; thence South 87 degrees 55 minutes 53 seconds West (bearing derived from the Global

Navigation Satellite System via the Indiana Department of Transportation Continuous Operating Reference Stations and basis of bearings to follow) 127.80 feet, along the South line of said Lot 12, to a 5/8 inch diameter rebar with GAI/0007 identification cap marking the Southwest corner of said Lot 12, on the East line of a North-South alley in said Winter Addition; thence North 02 degrees 09 minutes 23 seconds West 52.30 feet, along the West line of said Lots 11 and 12, coincident with said East line; thence North 88 degrees 10 minutes 27 seconds East 127.93 feet, to the East line of said Lot 11 on said West right-of-way line of Winter Street; thence South 02 degrees 00 minutes 32 seconds East 51.76 feet, along the East line of said Lots 11 and 12, coincident with said West right-of-way line to the POINT OF BEGINNING, containing 6,653 square feet [0.15 acre], more or less.

Site C-1 "Tract 16"

(Proposed address 2534 Winter Street)

Lot 10 and parts of Lot 9 and Lot 11 in Winter Addition as recorded in Plat Book 5, page 19 within the Office of the Recorder of Allen County, Indiana, bounded and described as follows:

**COMMENCING** at a 1 inch outside diameter pipe marking the Southeast corner of said Lot 12, on the West right-of-way line of Winter Street; thence North 02 degrees 00 minutes 32 seconds West (bearing derived from the Global Navigation Satellite System via the Indiana Department of Transportation Continuous Operating Reference Stations and basis of bearings to follow) 51.76 feet to the **POINT OF BEGINNING**, thence South 88 degrees 10 minutes 27 seconds West 127.93 feet, to the West line of said Lot 11 and the East line of a North-South alley in said Winter Addition; thence North 02 degrees 09 minutes 23 seconds West 52.30 feet, along the West line of said Lots 9, 10 and 11, coincident with said East line; thence North 88 degrees 25 minutes 01 seconds East 128.07 feet, to the East line of said Lot 9 on said West right-of-way line of Winter Street; thence South 02 degrees 00 minutes 32 seconds East 51.76 feet, along the East line of said Lots 9, 10 and 11, coincident with said West right-of-way line to the POINT OF BEGINNING, containing 6,660 square feet [0.15 acre], more or less.

Site C-1 "Tract 17"

(Proposed address 2528 Winter Street)

Lot 8 and part of Lot 9 in Winter Addition as recorded in Plat Book 5, page 19 within the Office of the Recorder of Allen County, Indiana, bounded and described as follows:

**COMMENCING** at a 1 inch outside diameter pipe marking the Southeast corner of Lot 12 in said Winter Addition, on the West right-of-way line of Winter Street; thence North 02 degrees 00 minutes 32 seconds West (bearing derived from the Global Navigation Satellite System via the Indiana Department of Transportation Continuous Operating Reference Stations and basis of bearings to follow) 103.52 feet to the **POINT OF BEGINNING**; thence South 88 degrees 25 minutes 01 seconds West 128.07 feet, to the West line of said Lot 9 and the East line of a North-South alley in said Winter Addition; thence North 02 degrees 09 minutes 23 seconds West 52.30 feet, along the West line of said Lots 8 and 9, coincident with said East line, to a 5/8 inch diameter rebar with GAI/0007 identification cap marking the Northwest corner of said Lot 8; thence North 88 degrees 39 minutes 33 seconds East 128.21 feet, along the North line of said Lot 8, to a 5/8 inch diameter rebar marking the Northeast corner of said Lot 8 and said West right-of-way line of Winter Street; thence South 02 degrees 00 minutes 32 seconds East 51.76 feet, along the East line of said Lots 8 and 9, coincident with said West right-of-way line, to the POINT OF BEGINNING, containing 6,667 square feet [0.15 acre], more or less.

Site C-2 "Tract 18"

(Proposed Address 2535 Winter Street)

Lot 37 and part of Lot 35 in Rau's Subdivision of Lillies Out Lots Numbered 38 and 40, as recorded in Deed Book 68, page 466, within the Office of the Recorder of Allen County, Indiana, bounded and described as follows:

**BEGINNING** at a 5/8 inch rebar with GAI/0007 identification cap marking the Southwest corner of said Lot 37, being at the intersection of the East right-of-way line of Winter Street with the North line of an East-West alley in said Rau's Subdivision; thence North 02 degrees 00 minutes 32 seconds West (bearing derived from the Global Navigation Satellite System via the Indiana Department of Transportation Continuous Operating Reference Stations and basis of bearings to follow) 63.58 feet, along the West line of said Lots 35 and 37, coincident with said East

right-of-way line; thence North 87 degrees 42 minutes 44 seconds East 135.48 feet, to the East line of said Lot 35 and the West line of a North-South alley in said Rau's Subdivision; thence South 01 degrees 56 minutes 51 seconds East 65.19 feet, along the East line of said Lots 35 and 37, coincident with the West line of said North-South alley, to a 5/8 inch rebar with GAI/0007 identification cap marking the Southeast corner of said Lot 37 on the North line of said East-West alley; thence South 88 degrees 23 minutes 36 seconds West 135.41 feet, along the South line of said Lot 37 coincident with the North line of said East-West alley with to the POINT OF BEGINNING, containing 8,720 square feet [0.20 acre], more or less.

Site C-2 "Tract 19"  
(Proposed Address 2529 Winter Street)

Lot 3 in Winter Addition as recorded in Plat Book 5, page 19, and part of Lot 35 of Rau's Subdivision of Lillies Out Lots Numbered 38 and 40, as recorded in Deed Book 68, page 466, within the Office of the Recorder of Allen County, Indiana, bounded and described as follows:

**COMMENCING** at a 5/8 inch diameter rebar with GAI/0007 identification cap marking the Southwest corner of said Lot 37, being at the intersection of the East right-of-way line of Winter Street with the North line of an East-West alley in said Rau's Subdivision; thence North 02 degrees 00 minutes 32 seconds West (bearing derived from the Global Navigation Satellite System via the Indiana Department of Transportation Continuous Operating Reference Stations and basis of bearings to follow) 63.58 feet, along said East right-of-way line of Winter Street, the **POINT OF BEGINNING**; thence continuing North 02 degrees 00 minutes 32 seconds West 64.08 feet, along said East right-of-way line of Winter Street, to the Northwest corner of said Lot 3, referenced by a 2 inch angle iron 0.10 feet North and 0.36 East of the calculated corner; thence North 87 degrees 42 minutes 14 seconds East 135.54 feet, along the North line of said Lot 3 to the Northeast corner thereof on the West line of a North-South alley in said Rau's Subdivision, marked by a 5/8 inch rebar with GAI/0007 identification cap; thence South 01 degrees 56 minutes 51 seconds East 64.10 feet, along the West line of said North-South alley; thence South 87 degrees 42 minutes 44 seconds West 135.48 feet to the POINT OF BEGINNING, containing 8,685 square feet [0.20 acre], more or less.

Site C-3 "Tract 20"  
(Proposed address 2520 Lillie Street)

Lot 38 in Rau's Subdivision of Lillie's Out Lots Numbered 38 and 40, as recorded in Deed Book 68, page 466 together with the North Half of an East-West alley South of and adjacent to said Lot 38, as described in General Ordinance No. G-19-16 recorded March 2, 2017 as Document Number 2017011989, all within the Office of the Recorder of Allen County, Indiana, bounded and described as follows:

**COMMENCING** at the Northeast corner of Lot 32 in said Rau's Subdivision, referenced by a 3/8 inch diameter rebar 0.07 feet West of the calculated corner; thence South 01 degrees 56 minutes 21 seconds East (bearing derived from the Global Navigation Satellite System via the Indiana Department of Transportation Continuous Operating Reference Stations and basis of bearings to follow) 143.40 feet, along the East line of said Lot 32 and Lots 34 and 36 in said Rau's Subdivision, coincident with the West right of way line of Lillie Street, to the Northeast corner of said Lot 38 and the **POINT OF BEGINNING**; thence South 01 degrees 56 minutes 21 seconds East 54.12 feet, along the East line of said Lot 38, coincident with the West right of way line of Lillie Street, to the centerline of an East-West alley (now vacated) in said Rau's Subdivision; thence South 88 degrees 23 minutes 36 seconds West 144.01 feet, along said centerline; thence North 43 degrees 13 minutes 23 seconds East 8.46 feet, to the Southwest corner of said Lot 38, marked by a 5/8-inch diameter rebar with GAI/0007 identification cap on the East line of a North - South alley in said Rau's Subdivision; thence North 01 degrees 56 minutes 51 seconds West 45.83 feet, along the West line of said Lot 38, coincident with the East line of said North - South alley, to the Northwest corner of said Lot 38; thence North 87 degrees 26 minutes 30 seconds East 138.03 feet, along the North line of said Lot 38, to the POINT OF BEGINNING, containing 7,329 square feet [0.17 acre], more or less.

Site C-3 "Tract 21"  
(Proposed address 2516 Lillie Street)

Lot 36 in Rau's Subdivision of Lillie's Out Lots Numbered 38 and 40, as recorded in Deed Book 68, page 466 within the Office of the Recorder of Allen County, Indiana, bounded and described as follows:

**COMMENCING** at the Northeast corner of Lot 32 in said Rau's Subdivision, referenced by a 3/8 inch diameter rebar 0.07 feet West of the calculated corner; thence South 01 degrees 56 minutes 21 seconds East (bearing derived from the Global Navigation Satellite System via the Indiana Department of Transportation Continuous Operating Reference Stations and basis of bearings to follow) 95.60 feet, along the East line of Lot 32 and Lot 34 in said Rau's Subdivision, coincident with the West right of way line of Lillie Street, to the Northeast corner of said Lot 36 and the **POINT OF BEGINNING**; thence continuing South 01 degrees 56 minutes 21 seconds East 47.80 feet, along the East line of said Lot 36, coincident with the West right of way line of Lillie Street, to the Southeast corner of said Lot 36; thence South 87 degrees 26 minutes 30 seconds West 138.03 feet, along the South line of said Lot 36, to the Southwest corner thereof, being on the East line of a North – South alley in said Rau's Subdivision; thence North 01 degrees 56 minutes 51 seconds West 47.80 feet, along the West line of said Lot 36, coincident with the East line of said North – South alley, to the Northwest corner of said Lot 36; thence North 87 degrees 26 minutes 30 seconds East 138.03 feet, along the North line of said Lot 36 to the **POINT OF BEGINNING**, containing 6,608 square feet [0.15 acre], more or less.

Site A-5 "Tract 10"

(Proposed Address 1329 E. Pontiac Street)

A part of Lots 65 and 66 in Hanna and Fishers Addition to the City of Fort Wayne as recorded in Deed Book 58, page 306 within the Office of the Recorder of Allen County, Indiana, bounded and described as follows:

**COMMENCING** at a 5/8 inch diameter rebar with GAI/0007 identification cap marking the Northeast corner of Lot 64 in said Hannah and Fishers Addition and the intersection of the South line of an East-West alley with the West right-of-way line of Holton Avenue; thence South 02 degrees 07 minutes 13 seconds East (bearing derived from the Global Navigation Satellite System via the Indiana Department of Transportation Continuous Operating Reference Stations and basis of bearings to follow) 150.65 feet, along the East line of said Lot 64, coincident with said West right-of-way line, to a 5/8 inch diameter rebar with GAI/0007 identification cap marking the Southeast corner of Lot 64 on the North right-of-way line of Pontiac Street; thence South 89 degrees 42 minutes 55 seconds West 60.49 feet, along said North right-of-way line to the **POINT OF BEGINNING**; thence continuing South 89 degrees 42 minutes 55 seconds West 60.50 feet, along said North right-of-way line, to a point referenced by a 1/2 inch diameter rebar 0.08 feet North of the calculated corner; thence North 01 degrees 36 minutes 03 seconds West 145.79 feet, to the North line of said Lot 66 and the South line of said East-West alley, referenced by a 1 inch outside diameter pipe 0.69 feet North and 0.02 feet West of calculated corner; thence North 87 degrees 24 minutes 14 seconds East 59.81 feet, along the North line of said Lots 65 and 66, coincident with said South line; thence South 01 degrees 51 minutes 53 seconds East 148.22 feet, to the **POINT OF BEGINNING**, containing 8,840 square feet [0.20 acre], more or less.

Site A-5 "Tract 11"

(Proposed Address 1333 E. Pontiac Street)

Lot 64 and a part of Lot 65 in Hanna and Fishers Addition to the City of Fort Wayne as recorded in Deed Book 58, page 306 within the Office of the Recorder of Allen County, Indiana, bounded and described as follows:

**BEGINNING** at a 5/8 inch diameter rebar with GAI/0007 identification cap marking the Northeast corner of Lot 64 in said Hannah and Fishers Addition and the intersection of the South line of an East-West alley with the West right-of-way line of Holton Avenue; thence South 02 degrees 07 minutes 13 seconds East (bearing derived from the Global Navigation Satellite System via the Indiana Department of Transportation Continuous Operating Reference Stations and basis of bearings to follow) 150.65 feet, along the East line of said Lot 64, coincident with said West right-of-way line, to a 5/8 inch diameter rebar with GAI/0007 identification cap marking the Southeast corner of said Lot 64, on the North right-of-way line of Pontiac Street; thence South 89 degrees 42 minutes 55 seconds West 60.49 feet, along the South line of said Lots 64 and 65, coincident with said North right-of-way line; thence North 01 degrees 51 minutes 53 seconds West 148.22 feet, to the North line of said Lot 65 being on the South line of said East-West alley; thence North 87 degrees 24 minutes 14 seconds East 59.80 feet, along the North line of said Lots 64 and 65, coincident with the South line of said East-West alley, to the **POINT OF BEGINNING**, containing 8,986 square feet [0.21 acre], more or less.



## EXHIBIT B



Miller-Valentine Group  
9349 WaterStone Blvd.  
Suite 200  
Cincinnati, Ohio 45249  
513-774-8400  
513-683-6165 Fax

October 13, 2017

City of Fort Wayne City Council

RE: BottleWorks Lofts Single Family Homes Phase-In Waiver of Non-Compliance

Dear Council Members,

Miller-Valentine (MV) appreciates the opportunity to apply for this tax phase-in.

MV is writing to the City Council to request a Waiver of Non-Compliance, in reference to the BottleWorks Lofts (also referred to as BW at Renaissance Pointe) development. Since BottleWorks Lofts is a Low-Income Housing Tax Credit (LIHTC) development there are a few external forces that required the development to start construction before the approval of this Phase-In. The two largest reasons to get construction started as soon as possible are the tax credit delivery schedule and weather risk.

When an investor agrees to provide equity to a development one of the negotiating points is the tax credit delivery schedule. This schedule is the driving force behind getting construction completed and certified residents moved in. These milestones trigger when investor receives tax credits. It is extremely important to nail the lease up so the investor gets the credits promised, at the correct time or else the development could face adjuster penalties which range from a few thousand dollar issue to a several million dollar issue. Due to the delays in closing this development, this delivery schedule has become aggressive and required MV to start construction as soon as closing happened which was also when MV took ownership of the land.

Secondly is the weather. This plays a big role in our construction decision process and as we got closer to winter it meant a larger risk for construction delays and cost challenges. Starting construction concurrently with closing allows the development to get foundations poured and a lot of the exterior work done so they can work through the winter and avoid delays while the weather is still favorable.

We appreciate the opportunity to apply for this tax phase-in and are excited to bring additional housing to the city of Fort Wayne. Based on the tax credit delivery schedule and weather risk, MV hopes the Council approves this Waiver of Non-Compliance. If any Council Members would like to further discuss, please call me at 513-774-8400.

Sincerely,

A handwritten signature in black ink, appearing to read "B. McGeady".

Brian McGeady  
President, MV Affordable Housing LLC

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## RENAISSANCE POINTE NARRATIVE SUMMARY

**Development Location:** Renaissance Pointe is a proposed 100% family oriented rental development located in Ft. Wayne, Indiana (Allen County) and is located at 1631 Pontiac Street and on surrounding scattered site lots. The development will involve the renovation and adaptive reuse of the historic Coca-Cola bottling building and the new construction of single family lease purchase homes in the surrounding neighborhood. This prominent building in the Renaissance Pointe neighborhood functioned as a manufacturing facility in its former life, but has remained 100% vacant since that time. As a result, the building has become a public nuisance rather than the economic engine it once was. Thus, the city has specifically targeted the building and surrounding neighborhood in its local development plans. Moreover, it is providing all of the necessary finance tools for a successful redevelopment effort. The city recently acquired the building with the hope of identifying and encouraging a developer to return life back to the building through its adaptive reuse. This development proposal and team competed for and was selected by the city as the optimal proposal to revitalize the building and the surrounding neighborhood. It will not only reinvest in the blighted building, but will also spill investment into the entire neighborhood by constructing new single family homes.

**Development Overview:** Renaissance Pointe will serve the family population (workforce housing) in search of quality affordable housing. With a mix of one, two, three, and four bedroom units targeting 30%, 40%, 50%, & 60% AMI, the development will accommodate the needs of a diverse workforce housing market. Units will be desirable to families of all sizes and ages, with or without physical challenges, single or married. The development will contain 50 units, including 19 single family lease purchase homes. Furthermore, the proposed development will include a full range of common community amenities that are most attractive to families. The master plan dictates that the development will have adequate parking located in close proximity to the building, and at the single family home sites. The project will also dedicate 3,735 SF of space within the adaptive building to serve a variety of commercial uses. This square footage will function as retail and/or service space, allowing the not-for-profit partner to provide various on-site services.

**Adaptive Reuse:** For nearly 100 years, Coca-Cola Bottling functioned as one of the neighborhood's prominent economic engines. The building was constructed in the 1940s and later underwent further additions. These expansions resulted in the existing campus, which totals over 70,000 SF. However, the facility eventually outgrew the site, which could not accommodate modern manufacturing processes. As a result, Coca-Cola was forced to relocate to a modern industrial park. While the company's positive economic impact on the city has not diminished, the building has remained vacant ever since. Lack of maintenance has created an unsightly appearance, and the unattended building has also become attractive to vandalism and vagrants. Thus, despite being structurally sound and sealed, the building has now become a public blight. This project will begin its new identity as a mixed use redevelopment.

**Unit Design / Amenities:** The proposed unit mix contains 6 one-bedrooms, 8 two-bedrooms, 17 three-bedrooms, and 19 four-bedrooms. All one-bedrooms will have one-bath, some two-bedroom units will have two-bath, and all three, and four-bedroom units will have two baths. All units contain modern/open floor plans featuring a living/dining area, full size kitchen, spacious bedrooms, in-unit laundry, and at least one oversized bathroom. All one, two, and three-bedroom units will be adaptive in the Coca-Cola bottling building. The four-bedroom units will be single family lease purchase homes built in the surrounding neighborhood. This will support the rehab efforts in the Coca-Cola building and spill investment into the surrounding neighborhood. Additionally, ample storage is provided in each unit, including: a coat closet, linen closet, pantry, and walk-in closets in most bedrooms. The modern design and open floor plans offer many other amenities attractive to families. All kitchens are fully loaded with energy efficient appliances (refrigerator, oven/range, and dishwasher), double bowl sink w/sprayer & disposal, pantry, and breakfast bar/island. Units will include central air, window blinds, paneled doors, doorbells, and cable/internet access. Security is also a key amenity for families. This is addressed by providing secure entry points, an exterior keyless entry system (Coca-Cola building), parking & entry lighting, fire suppression system, unit door peep holes, smoke detectors, and unit fire extinguishers. The development also includes many other high performance housing characteristics, sustainable development characteristics, universal design features and low impact construction processes. Among other benefits, these will increase energy ratings, encourage water conservation and the use of recycled materials.

**Common/Site Amenities:** The development is loaded with notable community spaces & amenities, primarily located in the core of the 1<sup>st</sup> floor. Core community space can be accessed from entrances on all sides of the building. From the main entry, residents and guests are welcomed to the building by the on-site management office. The facility will also contain a main lounge which will serve as the center of scheduled community meetings and activities (which might include gaming leagues, arts & crafts, etc.), and will encourage resident interaction and socialization. The overall community space includes the main lounge/club room, a fitness room (w/cardio equipment, light weights, and yoga stretch & strengthen area), dining hall/meeting room (w/kitchenette & serving island/bar), computer room/business center (w/computers, internet access, copier, scanner, fax, and meeting table), theater room (w/big screen TV, DVD player, Nintendo Wii, and surround sound), an indoor playground, laundry, restroom, & trash facilities, and a mailroom. Also supplied are areas for arts & crafts, reading, video games & movies, board games & cards, and a small book collection. Outdoor recreational amenities are also offered. These include a green space court yard with picnic shelter, and play ground. Additionally, sitting areas along the street frontage and sidewalk connections in all directions are offered. The sidewalks offer access to public transit, recreation space and adjacent community service. The development is also equipped with ample parking.

**Surrounding Amenities:** The surrounding neighborhood offers a host of off-site amenities and services. The development is located in the heart of the Renaissance Pointe neighborhood, which is within close proximity to downtown. Within the neighborhood (0.0 – 0.5 miles), residents will have walkable access to a wide range of services, including convenience stores, pharmacies, bus stops, restaurants, banks, social agencies, health care facilities, and dozens of other organizations, services & amenities. Some adjacent land uses include other residential uses, an urban farm, active commercial, single family residential neighborhoods, and other complimenting uses.

**Local Housing Need:** The Renaissance Pointe neighborhood has substantial need for low to moderated income housing. With 7 of 8 LIHTC developments in the PMA product is operating at 100% occupancy and all of these having waiting lists, there is certain need for more product. This is evident in the projects overall capture rate of 2.5%. Proposed rents are positioned from 9.4% to 49.1% below achievable market rate and therefore offer attractive rents to accommodate the additional demand in the neighborhood. The proposed single family lease purchase homes will further offer residents the opportunity to convert from rental to home ownership.

**Community Support:** Community support for the development comes from a variety of sources, including Vincent Village, Work One, Renaissance Pointe YMCA, Brightpoint, Ft. Wayne Literacy Alliance, Caring About People, Matthew 25, Citilink, Ft. Wayne Urban League, Renaissance Pointe Neighborhood Association and the City of Ft. Wayne. Mayor Tom Henry has expressed strong support for the development and listed Renaissance Pointe as his highest tax credit priority, giving the development 5 points. The city is also providing a soft commitment of funds totaling over \$600,000 to assist with the renovation and \$100,000 in offsite improvements.

**Services Offered:** MV Residential Property Management, Inc. (MVRPM) and Vincent Village will be the Service Coordinators. Vincent Village will provide family supportive services in conjunction with internal programs, as well as coordinate with Work One, Renaissance Pointe YMCA, Brightpoint, Ft. Wayne Literacy Alliance, Caring About People, Matthew 25, Citilink, Ft. Wayne Urban League, the City of Ft. Wayne, and other service providers. Services will include, but will not be limited to, education and jobs programs, child care and after school programs, life skills training, transportation, healthcare referral, homelessness prevention, and regularly scheduled activity programs. A Resident Association will be formed with an elected resident liaison. Linkage with 2-1-1 services will provide access to the full spectrum of services.

**Effective Use of Resources:** The proposed improvements will be a highly effective use of RHTC's as they directly meet many of IHCD's housing goals and priorities, including: targeting tenants down to 30% AMI, directly contributing to local community revitalization plans, preserving an existing structure, reusing a vacant building, and leveraging local funds. The development utilizes a full range of unit types and sizes, allowing families to age in place as their families grow.

**Unique Features:**

- **Project Part of Larger Neighborhood Master Plan** – The proposed development is part of the Renaissance Pointe neighborhood, which is identified by the city as its highest-priority revitalization effort. This effort goes far beyond the exact words of the various local plans. Since their adoptions, the city has acquired and demolished more than 500 substandard single family homes in the area as part of their blight Removal Programs (lots being utilized for this proposal are part of this effort). Additionally, the city has facilitated the construction of more than 100 new lease purchase homes in the neighborhood using NSP and other funding sources. Further, the YMCA has encouraged investment in the neighborhood by constructing a \$9,000,000 facility in the heart of the neighborhood. Finally, the city is in the process of de-concentrating high density public housing, further stabilizing the neighborhood. This development will enhance these efforts which already total of \$30,000,000 in investment.
- **Housing Continuum** – Vincent Village has made tremendous strides in the neighborhood to create high quality transitional housing. These efforts have helped the homeless, battered women, and other at-risk groups find safe transitional housing options. This development will now provide a safe, high quality permanent housing option for residents moving out of transitional programs. As the service coordinator, Vincent Village will be able to better monitor the transition of these residents, and ensure that this process is handled efficiently and appropriately. The development also includes a lease purchase option. This arrangement allows renters who may not otherwise qualify for ownership an opportunity to transition into home ownership. As a result, this development will accommodate a wide variety of housing options, from transitional, to rental, to ownership.
- **Workforce Housing Initiative** – As part of the service coordination effort, the development team will establish a Workforce Housing Initiative that will link employers to the housing option and residents to employment options. Working with the chamber of commerce, and other local businesses, the service coordinator will inform employers of the new housing option as well as link residents to job opportunities within the companies and the chamber network. These services will be offered not only during lease up, but throughout the life of the development. This process will ensure that existing employees are informed of and able to access the new housing option, as well as give residents the opportunity to seek new employment as opportunities become available.
- **Lease Purchase** – The proposed development will offer lease purchase on 31 single family homes. It is anticipated that this will be one of only a few application that will offer an option for ownership as part of their proposal. This will benefit the residents and the neighborhood as a whole. Home owner training will provided through the lease purchase period.
- **Aging in Place** – The mix of unit sizes will attract families of all sizes and allow them to transition from one unit size to another as their families grow (including the potential for ownership). Additionally, some of the smaller unit sizes will be attractive to seniors. The development will allow family households to downsize into senior options as their children age and leave home. Ultimately, this development will serve the full spectrum of the housing continuum. From those just leaving home to those making their last housing choice (and everything in-between), this development will attract a variety of residents. Thus, this arrangement will be highly conducive to aging in place.
- **YMCA Access** – The neighborhood YMCA will provide all households of the development with free access specifically targeted programs and services providing recreation access and programs year round.
- **In-Door Playground** – In additional to the typical outdoor playground, the development will include an in-door playground as well. This will offer children access to recreation activities in all seasons. This space will be comparable to McDonald's in-door play areas and include rubber flooring, play tubes climbing apparatus, slides, and other activities.
- **Access to Urban Garden** – The city has established an Urban Garden directly adjacent to the site. It will provide opportunity for gardening, growing and nutrition educations, access to fresh product, and much more. See letter from city in Tab Q for further detail.
- **Electric Car Spaces** – The parking area will include a minimum of one electric car space, including an electrical outlet.
- **Coffee Service / Makers** – Each unit will be provided with a coffee maker and service will be provided during management hours.

- **Community Netflix Account** – Community will fund a 3 DVD Netflix account. Residents will be able to select and view 10,000+ movies via the internet and through the mail DVDs for use community theater room.
- **Time Capsule** – A time capsule will be incorporated into the design which will be filled with various items significant to our culture and era. This Time Capsule will be opened at a to-be determined date in the future to establish reference and context to this era.
- **Annual Giveaway** – An annual \$500 giveaway will be held with the winner chosen randomly from among the households that are current with their rent payments and have resided in the property for at least 12-months.
- **Specialty Security & Universal Design Features** - All exterior doors will be outfitted with a keyless remote entry system and security cameras will be installed at each exterior door (Coca Cola building). This will provide a significant deterrent to crime and vandalism.
- **In Unit Laundry Facilities / Storage Room** - In a typical congregate building, common laundry facilities are provided as opposed to in-unit availability. Additionally, this type of building rarely offers private storage units separate from each residential unit. While this configuration is adequate, our proposal is unique as it offers these amenities within the privacy of each individual unit. We will strive to provide each unit with private laundry including washer & dryer, as well as additional storage space.
- **Diversity of Community Spaces** – Diverse community spaces accommodate multiple activities simultaneously, catering to fitness, computer access, entertainment, and socialization. A Nintendo Wii (interactive gaming system) is provided in the Theater Room media center. This will be used for regularly scheduled gaming leagues and as a tool for onsite physical therapy and rehabilitation.
- **Wireless Internet Access** – The building will be outfitted with wireless internet access to all units.
- **Comprehensive Supportive Services** – Family oriented supportive services will be the primary function of this plan. However, unconventional families are becoming ever more common. Many seniors assist in the care of children and grandchildren, and sometimes act as the temporary or primary caregiver late into life. Therefore, senior oriented supportive services such as; transportation, in home meals, light housekeeping, medical referral, and senior activities will also be provided. As a result, seniors will also find this project attractive.
- **Adult Continuing Education and Equipment** - The facility will include Smart TV and/or projector with Skype capabilities to allow our residents to take advantage of the webinars available across a broad spectrum of content from personal care and finances to continuing education. A Smart TV with Skype capabilities gives the residents the ability to communicate with friends and family that may not live locally. The supportive service plan also contains linkage with continuing / higher education as well
- **Inter-Generational Activities** – As part of the supportive service plan, the service coordinator will work with local schools, the senior center, Head Start, Big Brother / Big Sister, and Dubois County Jobs & Family Services to establish Inter-Generational programs. Programs would pertain to education, health, nutrition, fitness, gardening, and other relating activities.
- **Providing Hygiene/Chiropractic Kits** – The service coordinator will reach out to local doctors to create “wellness” kits that will be distributed to the residents. In they will work to coordinate “clinic days” with the local medical, dental and eye clinics.
- **Specialty Services Provided by MV Property Management, Inc.** – (YourNextPlaceToLive.com) Miller-Valentine Residential Property Management, Inc. (MVRPM) worked diligently in 2009 to create a unique, state of the art website that would provide a competitive advantage in the markets we serve. The website is user-friendly and provides our current and potential customers the opportunity to research our properties at any time. Since 2010, the website allows residents to apply for apartments, pay their rent, sign lease extensions, and submit maintenance requests online which greatly enhances the overall resident experience.
- **24-Hour Contact Center** The contact center supplements MVRPM’s on-site sales process, as it is equipped with real-time availability, amenities, directions, and office hours for every MVRPM community. Outfitted with this information, a contact center sales associate can qualify a future resident and schedule an appointment for the community manager. The contact center brings many unique, significant advantages beyond what is typically found with our competitors, of which are listed below:

**Industry Averages**

Percent of Calls Answered - 52%  
 Percent of E-mails Answered - 10%  
 Call to Appointment Conversion - 8%

**Contact Center Averages**

Percent of Calls Answered - 97% (open 24/7)  
 Percent of E-mails Answered - 100% (& within 60 minutes)  
 Call to Appointment Conversion - 42%

The statistics show that both customers and MVRPM benefit from the Contact Center. Residents/potential residents are almost guaranteed to reach a live voice when calling, and will have e-mails returned within an hour. Customers deserve this level of responsiveness, and thus we far outshine the experience our competitors provide. MVRPM expects to generate additional leases based on the call center driving more customers to schedule an appointment, resulting in larger volume of on-site appointments and conversions to additional leases.

- **The MVRPM Promise** – If a resident signs a lease at any MVRPM managed property and loses his/her job within the next 12-months, MVRPM will allow that resident to terminate his/her lease and move without penalty or damage to his/her credit.
- **Sure Deposit** – This tool provides an alternative to security deposits that is beneficial to both owners and residents. Sure Deposit replaces security deposits with a surety bond, an insurance product designed to provide a financial guarantee. Instead of paying a security deposit, residents pay a low, one-time premium to Sure Deposit at the time of lease signing. Coverage remains in force as long as the resident resides in any apartment in the MVRPM portfolio. Residents benefit from lower move-in costs, freeing up money for other needs.
- **Renters’ Insurance** – The ability to apply for Renters’ Insurance is available at every MVRPM managed property.
- **Service Promise** – Any resident that moves into a MVRPM managed property has the ability to move out within the first 30-days.
- **Rent Guardian** – An optional program, residents can choose to pay a small monthly fee (2%, 4%, or 6% of monthly rent) that entitles them to one, two, or three months free rent should they experience an involuntary job loss. This beneficial program triggers after a resident has paid the optional fee for three months.
- **Place to Place Program** – This program enables residents to easily move from one MVRPM property to another if need be.

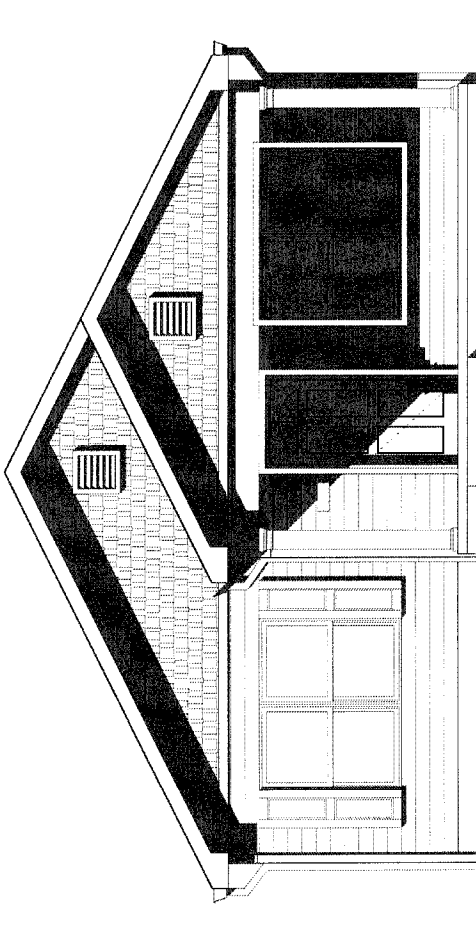
There is a tie shared by each of these unique management services; all are geared toward creating a better experience for residents and potential residents. Whether it is monetary savings, better, more reliable customer service, or simply increased peace of mind, MVRPM is committed to providing the best possible experience for every resident.



# Renaissance Pointe, Fort Wayne, IN

# Bottle Works Homes - Ranch

## CONSTRUCTION SET



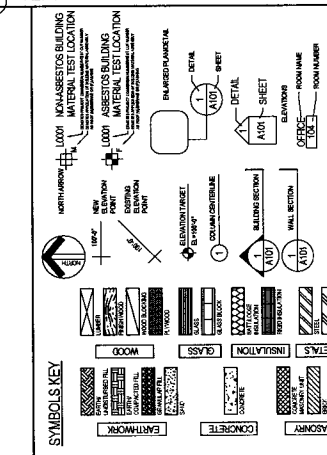
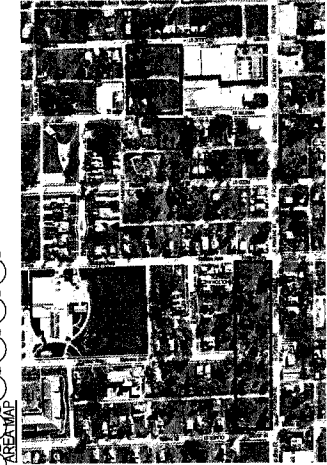
Fort Wayne, IN

### ABBREVIATIONS

1	ASBESTOS
2	BRICK
3	CONCRETE
4	GLASS
5	INSULATION
6	MASONRY
7	WOOD
8	ROOFING
9	MECHANICAL
10	ELECTRICAL
11	PLUMBING
12	PAINT
13	LANDSCAPE
14	FOUNDATION
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### UNIT TYPES AND COUNT

MARK	TYPE	COUNT	NET SF
A	FOUNDATION	6	1,412 SF
B	FOUNDATION	3	1,412 SF
C	FOUNDATION	4	1,200 SF
D	FOUNDATION	20	550 SF
TOTAL			4,576 SF



### INDEX OF DRAWINGS

NO.	TITLE SHEET
100	DETAILS IN LANDSCAPE PLAN
101	DETAILS IN LANDSCAPE PLAN
102	DETAILS IN LANDSCAPE PLAN
103	DETAILS IN LANDSCAPE PLAN
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**Miller Valentine Group**

**MARTIN RILEY**  
architects+engineers

331 West Baker Street  
Fort Wayne, Indiana 46802  
Pho 316.423.7994  
Fax 316.423.0307

DATE: 2017.08.27  
EST. NUMBER:

COMMISSION NO: F16028  
Bottle Works Homes - Ranch

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 BW Renaissance Pointe, LLC for real property improvements in the amount of \$4,045,554. BW Renaissance Pointe, LLC will construct 19 four bedroom homes to lease to those at or below 60% of area median income and create two new part-time jobs.**

EFFECT OF PASSAGE: **Investment of \$4,045,554 and two new part-time jobs.**

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

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 - 1309243

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	70

### COMPUTATION OF CHARGES

<u>70</u> lines, <u>1</u> column(s) wide equals	
<u>70</u> equivalent lines at \$ <u>0.448</u> cents per line	\$ 31.36
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	<u>\$ 31.36</u>

### DATA FOR COMPUTING COST

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

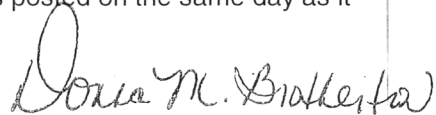
Pursuant to the provisions and penalties of IC 5-11-10-1, I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

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:

11/17/2017

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  
Legal Clerk

Date: November 17, 2017

ATTACH COPY OF ADVERTISEMENT HERE

**NOTICE OF PUBLIC HEARING  
FORT WAYNE COMMON COUNCIL  
CONFIRMING  
RESOLUTION NO. R-17-11-06**

NOTICE IS HEREBY GIVEN THAT THE FORT WAYNE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA, WILL CONDUCT A PUBLIC HEARING ON NOVEMBER 28, 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 AND APPROVING A WAIVER OF NON-COMPLIANCE UNDER SECTION I.C. 6-1.1-12.1 FOR PROPERTIES AT VARIOUS ADDRESSES COMMONLY KNOWN AS:

1631 E. Pontiac St, 1601 E. Pontiac St, 2622 Bowser St, 2626 Bowser St, 2528 Winter St, 2530 Winter St, 2536 Winter St, 2540 Winter St, 2529 Winter St, 2535 Winter St, 2516 Lillie St, 2520 Lillie St, 1201 E. Pontiac St, 1207 E. Pontiac St, 1217 E. Pontiac St, 1305 E. Pontiac St, 1315 E. Pontiac St, 1319 E. Pontiac St, 1321 E. Pontiac St, 1323 E. Pontiac St, 2711 Reed St, 1502 E. Pontiac St, 1506 E. Pontiac St, 1512 E. Pontiac St, 1516 E. Pontiac St, 2538 Winter St, 1327 E. Pontiac St, 1329 E. Pontiac St, 1331 E. Pontiac St, 1333 E. Pontiac St

BW at Renaissance Pointe, LLC

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

11--17 1309243 hspaxlp



**NOTICE OF PUBLIC HEARING  
FORT WAYNE COMMON COUNCIL  
CONFIRMING  
RESOLUTION NO. R-17-11-06**

NOTICE IS HEREBY GIVEN THAT THE FORT WAYNE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA, WILL CONDUCT A PUBLIC HEARING ON NOVEMBER 28, 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 AND APPROVING A WAIVER OF NON-COMPLIANCE UNDER SECTION I.C. 6-1.1-12.1 FOR PROPERTIES AT VARIOUS ADDRESSES COMMONLY KNOWN AS:

1631 E. Pontiac St, 1601 E. Pontiac St, 2622 Bowser St, 2626 Bowser St, 2528 Winter St, 2530 Winter St, 2526 Winter St, 2540 Winter St, 2529 Winter St, 2535 Winter St, 2526 Lillie St, 2520 Lillie St, 1201 E. Pontiac St, 1207 E. Pontiac St, 1217 E. Pontiac St, 1305 E. Pontiac St, 1315 E. Pontiac St, 1319 E. Pontiac St, 1321 E. Pontiac St, 1323 E. Pontiac St, 2711 Reed St, 1502 E. Pontiac St, 1506 E. Pontiac St, 1512 E. Pontiac St, 1516 E. Pontiac St, 2538 Winter St, 1327 E. Pontiac St, 1329 E. Pontiac St, 1331 E. Pontiac St, 1333 E. Pontiac St

BW at Renaissance Pointe, LLC

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

11--17

1309243 hspaxlp

11/28/17

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

**CONFIRMING RESOLUTION NO. R-17-11-06**

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*LANA R. KEESLING  
CITY CLERK*

**BILL NO. R-17-11-06**

**REPORT OF COMMITTEE ON FINANCE**

**November 28, 2017**

***Jason Arp Chair***

***Geoff Paddock Co-Chair***

***All Council Members***

A Confirming Resolution designating an "Economic Revitalization Area" and approving a waiver of non-compliance under I.C. 6-1.1-12.1 for property commonly known as (various addresses), Fort Wayne, Indiana 46803 and 46806

**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

_____	_____	_____	_____
<i>Jason Arp</i>	<i>JP</i>	_____	_____
<i>Geoff Paddock</i>	_____	_____	_____
<i>John W. ...</i>	_____	_____	_____
<i>...</i>	_____	_____	_____
<i>...</i>	<i>...</i>	_____	_____
<i>...</i>	_____	_____	_____
<i>...</i>	_____	_____	_____
_____	_____	_____	_____

**LANA R. KEESLING  
CITY CLERK**

*Lana R. Keesling*

Public Hearing Date: 11/28/17

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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: November 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-17-11-06 on the 28th day of November, 2017

ATTEST:

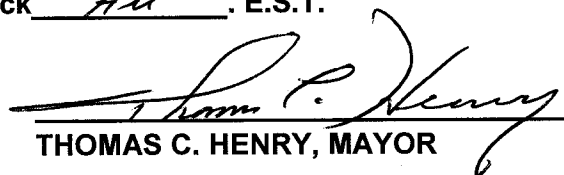
  
 \_\_\_\_\_  
 LANA R. KEESLING  
 CITY CLERK

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

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 29th of November 2017, at the hour of 10:45 o'clock A.M. E.S.T.

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

Approved and signed by me this 4<sup>th</sup> day of December 2017, at the hour of 10:00 O'clock AM E.S.T.

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