

3 **A CONFIRMING RESOLUTION designating an "Economic**
4 **Revitalization Area" under I.C. 6-1.1-12.1 for property**
5 **commonly known as 223 West Jefferson Boulevard, Fort**
6 **Wayne, Indiana 46802 (Hampton Inn & Suites Downtown Fort**
7 **Wayne Hotel/HIWAYNE LLC/White Lodging Services**
8 **Corporation)**

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

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

13 **WHEREAS**, said project will create 23 full-time, permanent jobs for a total additional annual
14 payroll of \$772,000, with the average new annual job salary being \$33,565 and six part-time jobs with a
15 total new payroll of \$193,000 and an average salary of \$32,166; and

16 **WHEREAS**, the total estimated project cost is \$17,789,500; and

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

19 **WHEREAS**, notice of the adoption and substance of said Resolution has been published in
20 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
21 Resolution.

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

24 **SECTION 1.** That, the Resolution previously designating the above described property as an
25 "Economic Revitalization Area" is confirmed in all respects.

26 **SECTION 2.** That, the hereinabove described property is hereby declared an "Economic
27 Revitalization Area" pursuant to I.C. 6-1.1-12.1, said designation to begin on the effective date of this
28 Resolution and shall terminate on December 31, 2021, unless otherwise automatically extended in five
29 year increments per I.C. 6-1.1-12.1-9.

30 **SECTION 3.** That, said designation of the hereinabove described property as an "Economic
Revitalization Area" shall apply to a deduction of the assessed value of real estate improvements and
personal property for new information technology equipment improvements to be made between May 8,
2018 and June 6, 2018.

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 redevelopment or rehabilitation and estimate of the value of the new information technology equipment,
all contained in Petitioner's Statement of Benefits are reasonable and are benefits that can be reasonably
expected to result from the proposed described instillation of the new information technology equipment

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

- (a) If the proposed development does not occur, the approximate current year tax rates for this site would be \$3.5721/\$100.
- (b) If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be \$3.5721/\$100 (the change would be negligible).
- (c) If the proposed development occurs, and a deduction percentage of fifty percent (50%) is assumed, the approximate current year tax rate for the site would be \$3.5721/\$100 (the change would be negligible).
- (d) If the real estate and information technology equipment is not installed, the approximate current year tax rates for this site would be \$3.5721/\$100.
- (e) If the real estate and proposed information technology equipment is installed and no deduction is granted, the approximate current year tax rate for the site would be \$3.5721/\$100 (the change would be negligible).
- (f) If the real estate and proposed personal property for new information technology equipment is installed and a deduction percentage of eighty percent (80%) is assumed, the approximate current year tax rate for the site would be \$3.5721/\$100 (the change would be negligible).

SECTION 6. That, pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from the assessed value of the real property shall be for a period of ten years, and that the deduction from the assessed value of the new information technology equipment shall be for a period of seven years.

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

1 **SECTION 8.** The deduction schedule from the assessed value of new personal property
2 information technology equipment pursuant to I.C. 6-1.1-12.1-17 shall look like this:

3

Year of Deduction	Percentage
1	100%
2	85%
3	71%
4	57%
5	43%
6	29%
7	14%
8	0%

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11 **SECTION 9.** That, the benefits described in the Petitioner's Statement of Benefits can be
12 reasonably expected to result from the project and are sufficient to justify the applicable deductions.

13 **SECTION 10.** For personal property information technology equipment, a deduction application
14 must contain a performance report showing the extent to which there has been compliance with the
15 Statement of Benefits form approved by the Fort Wayne Common Council at the time of filing. This report
16 must be submitted to the Allen County Auditor's Office, and the City of Fort Wayne's Community
17 Development Division and must be included with the deduction application. For seven subsequent years,
18 the performance report must be updated and submitted along with the deduction application at the time of
19 filing.

20 **SECTION 11.** For real property, a deduction application must contain a performance report
21 showing the extent to which there has been compliance with the Statement of Benefits form approved by
22 the Fort Wayne Common Council at the time of filing. This report must be submitted to the Allen County
23 Auditor's Office and the City of Fort Wayne's Community Development Division and must be included in
24 the deduction application. For ten subsequent years, the performance report must be updated each year
25 in which the deduction is applicable at the same time the property owner is required to file a personal
26 property tax return in the taxing district in which the property for which the deduction was granted is
27 located. If the taxpayer does not file a personal property tax return in the taxing district in which the
28 property is located, the information must be provided by May 15.

29 **SECTION 12.** The performance report must contain the following information:


- 30 A. The cost and description of real property improvements and/or purchase of real estate and
 new personal property for new manufacturing, logistical distribution, and information
 technology equipment .

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

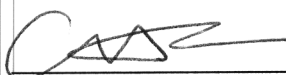
SECTION 14. That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that has received a deduction under section 3 or 4.5 of this chapter may be required to repay the deduction amount as determined by the county auditor in accordance with section 10 of said chapter if the property owner ceases operations at the facility for which the deduction was granted and if the Common Council finds that the property owner obtained the deduction by intentionally providing false information concerning the property owner's plans to continue operation at the facility.

SECTION 15. That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.



Member of Council

APPROVED AS TO FORM A LEGALITY



Carol Helton, City Attorney

EXHIBIT "A"

Part of Lots 405, 406 and 407 of Hanna's Addition to the City of Fort Wayne, Indiana, according to the plat thereof, as originally recorded in Plat Book OA, page 16 and recopied in Deed Record C, page 525 in the Office of the Recorder of Allen County, Indiana, more particularly described as follows:

Commencing at the northeast corner of Lot 410 of said Hanna's Addition; thence South 79 degrees 01 minute 30 seconds West (assumed basis of bearings) on the northerly line of said Lot 410 and the Northerly line of Lots 409, 408 and 407 of said Hanna's Addition, also being the southerly right-of-way line of West Jefferson Boulevard, a distance of 192.46 feet to a point on the northerly line of said Lot 407 and the northwest corner of real estate described in Document 2009031477 in the Office of the Recorder of Allen County, said point being the POINT OF BEGINNING; thence South 10 degrees 58 minutes 30 seconds East on the west line of said real estate, a distance of 110.42 feet; thence South 79 degrees 01 minute 30 seconds West 7.31 feet; thence South 32 degrees 34 minutes 25 seconds West 20.00 feet; thence on a non-tangent curve to the left having a central angle of 41 degrees 58 minutes 22 seconds, a radius of 60.00 feet, a length of 43.95 feet and a chord of 42.98 feet bearing North 79 degrees 34 minutes 18 seconds West; thence South 79 degrees 01 minute 30 seconds West 65.70 feet; thence North 10 degrees 58 minutes 30 seconds West 109.23 feet to the northeast corner of Tract 1 as described in Document 2008003293 in said Recorder's Office, lying on the northerly line of said Lot 405 in Hanna's Addition and the southerly right-of-way line of West Jefferson Boulevard; thence North 79 degrees 01 minute 30 seconds East on the said northerly line of Lots 405, 406 and 407, being also said southerly right-of-way line of West Jefferson Boulevard, a distance of 126.80 feet to the point of beginning, containing 0.325 acre, more or less.

The Journal Gazette

Account # 1063561 - 1314477

Allen County, Indiana

FW City Clerk's Office

ATTACH COPY OF ADVERTISEMENT HERE

PUBLISHER'S CLAIM

LINE COUNT

Display Master (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) -- number of equivalent lines	_____
Head -- number of lines	_____
Body -- number of lines	_____
Tail -- number of lines	_____
Total number of lines in notice	56

COMPUTATION OF CHARGES

<u>56</u> lines, <u>1</u> column(s) wide equals	
<u>56</u> equivalent lines at \$ <u>0.460</u> cents per line	\$ 25.76
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>\$ 25.76</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:

<u>1/12/2018</u>	-	-	-
-	-	-	-

Additionally, Newspaper has a Web site and this public notice was posted on the same day as it was published in The Journal Gazette.

Donna M. Brotherton

Donna M. Brotherton
Legal Clerk

Date: January 12, 2018

**NOTICE OF PUBLIC HEARING
FORT WAYNE COMMON COUNCIL
CONFIRMING
RESOLUTION NO. R-18-01-10**

NOTICE IS HEREBY GIVEN THAT THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA, WILL CONDUCT A PUBLIC HEARING ON JANUARY 23, 2018, 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:

223 WEST JEFFERSON BLVD.
FORT WAYNE, INDIANA 46802
HAMPTON INN & SUITES
DOWNTOWN FORT WAYNE
HOTEL/HIWAYNE LLC/WHITE
LODGING SERVICES CORPORATION

COMMON COUNCIL WILL CONDUCT A PUBLIC HEARING ON WHETHER THE ABOVE DESCRIBED RESOLUTION SHOULD BE CONFIRMED, MODIFIED AND CONFIRMED OR RESCINDED ON TUESDAY, JANUARY 23, 2018.

IF CONFIRMED, SAID DESIGNATION SHALL EXPIRE DECEMBER 31, 2018.

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

1--12 1314477 hspaxlp

The Journal Gazette

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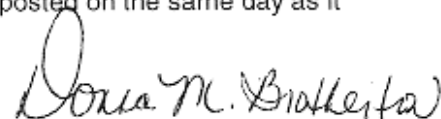
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*LANA R. KEESLING
CITY CLERK*

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*LANA R. KEESLING
CITY CLERK*

BILL NO. R-18-01-10

REPORT OF COMMITTEE ON FINANCE

January 23, 2018

Jason Arp Chair

John Crawford 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 223 West Jefferson Boulevard, Fort Wayne, Indiana 46802

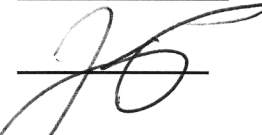
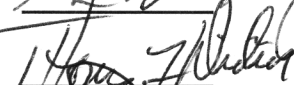



COMMITTEE ON FINANCE HAVE HAD SAID Ordinance under consideration and beg leave to report back to the Common Council that said Ordinance

DO PASS

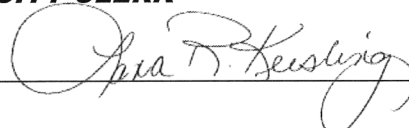
DO NOT PASS

ABSTAIN

NO REC

_____	_____	_____	_____
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_____		_____	_____

**LANA R. KEESLING
CITY CLERK**



Public Hearing Date: 01/23/18

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: January 23, 2018




 LANA R. KEESLING, CITY CLERK

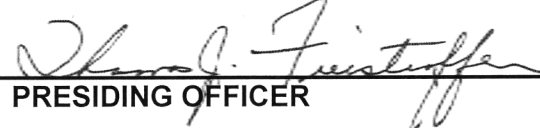
Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as

General Resolution No. R-18-01-10 on the 23rd day of January, 2018

ATTEST:



 LANA R. KEESLING
 CITY CLERK



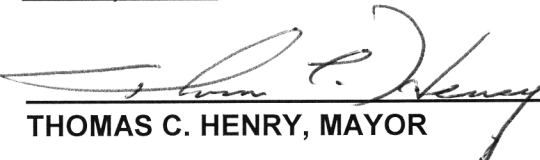
 PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 24th of January 2018, at the hour of _____ o'clock A.M. E.S.T.



 LANA R. KEESLING, CITY CLERK

Approved and signed by me this 24th day of JANUARY 2017, at the hour of 1:00 O'clock pm . E.S.T.



 THOMAS C. HENRY, MAYOR