

A CONFIRMING RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 3702 Vanguard Drive, Fort Wayne, Indiana 46809 (Pro Seal &Plastics, LLC/Global Seal Logistics, LLC)

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

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

WHEREAS, said project will create 13 full-time permanent jobs for a total additional payroll of \$1,041,000 with an average annual job salary being \$80,076 and retain 13 full-time permanent jobs for a current annual payroll of \$1,111,000, with the average current annual job salary being \$85,461; and

WHEREAS, the total estimated project cost is \$1,945,000; and

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

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

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

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

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

SECTION 3. That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall apply to both a deduction of the assessed value of real estate improvements made between July 1, 2018 and December 31, 2018 and personal property for new manufacturing, research and development, logistical distribution and information technology equipment improvements to be made between July 1, 2018 and March 31, 2019.

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 manufacturing, research and development, logistical distribution and 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 manufacturing, research and development, logistical distribution and 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 \$3.0564/\$100.
- (b) If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be \$3.0564/\$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 \$3.0564/\$100 (the change would be negligible).
- (d) If the real estate and personal property for new manufacturing, research and development, logistical distribution and information technology is not installed, the approximate current year tax rates for this site would be \$3.0564/\$100.
- (e) If the real estate and proposed personal property for new manufacturing, research and development, logistical distribution and information technology is installed and no deduction is granted, the approximate current year tax rate for the site would be \$3.0564/\$100 (the change would be negligible).
- (f) If the real estate and proposed personal property for new manufacturing, research and development, logistical distribution and 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 \$3.0564/\$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 manufacturing, research and development, logistical distribution and information technology equipment shall be for a period of ten 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%

SECTION 8. The deduction schedule from the assessed value of new manufacturing, research and development, logistical distribution and information technology equipment pursuant to I.C. 6-1.1-12.1-17 shall look like this:

Year of Deduction	Percentage
1	100%
2	90%
3	80%
4	70%
5	60%
6	50%
7	40%
8	30%
9	20%
10	10%
11	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 personal property, manufacturing, research and development, logistical distribution and information technology equipment, a deduction application must contain a performance report showing the extent to which there has been compliance with the Statement of Benefits form approved by the Fort Wayne Common Council at the time of filing. This report must be submitted to the Allen County Auditor's Office, and the City of Fort Wayne's Community Development Division and must be included with the deduction application. For ten subsequent years, the performance report must be updated and submitted along with the deduction application at the time of filing.

SECTION 11. For real property, a deduction application must contain a performance report showing the extent to which there has been compliance with the Statement of Benefits form approved by the Fort Wayne Common Council at the time of filing. This report must be submitted to the Allen County Auditor's Office and the City of Fort Wayne's Community Development Division and must be included in the deduction application. For ten subsequent years, the performance report must be updated each year

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

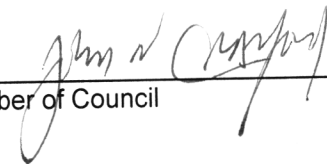
SECTION 12. The performance report must contain the following information:

- 5 A. The cost and description of real property improvements and/or purchase of real estate and
6 new personal property for new manufacturing, research and development, logistical
7 distribution and information technology .
- 8 B. The number of employees hired through the end of the preceding calendar year as a result of
9 the deduction.
- 10 C. The total salaries of the employees hired through the end of the preceding calendar year as a
11 result of the deduction.
- 12 D. The total number of employees employed at the facility receiving the deduction.
- 13 E. The total assessed value of the real and/or personal property deductions.
- 14 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
15 jurisdictions within Allen County, Indiana.

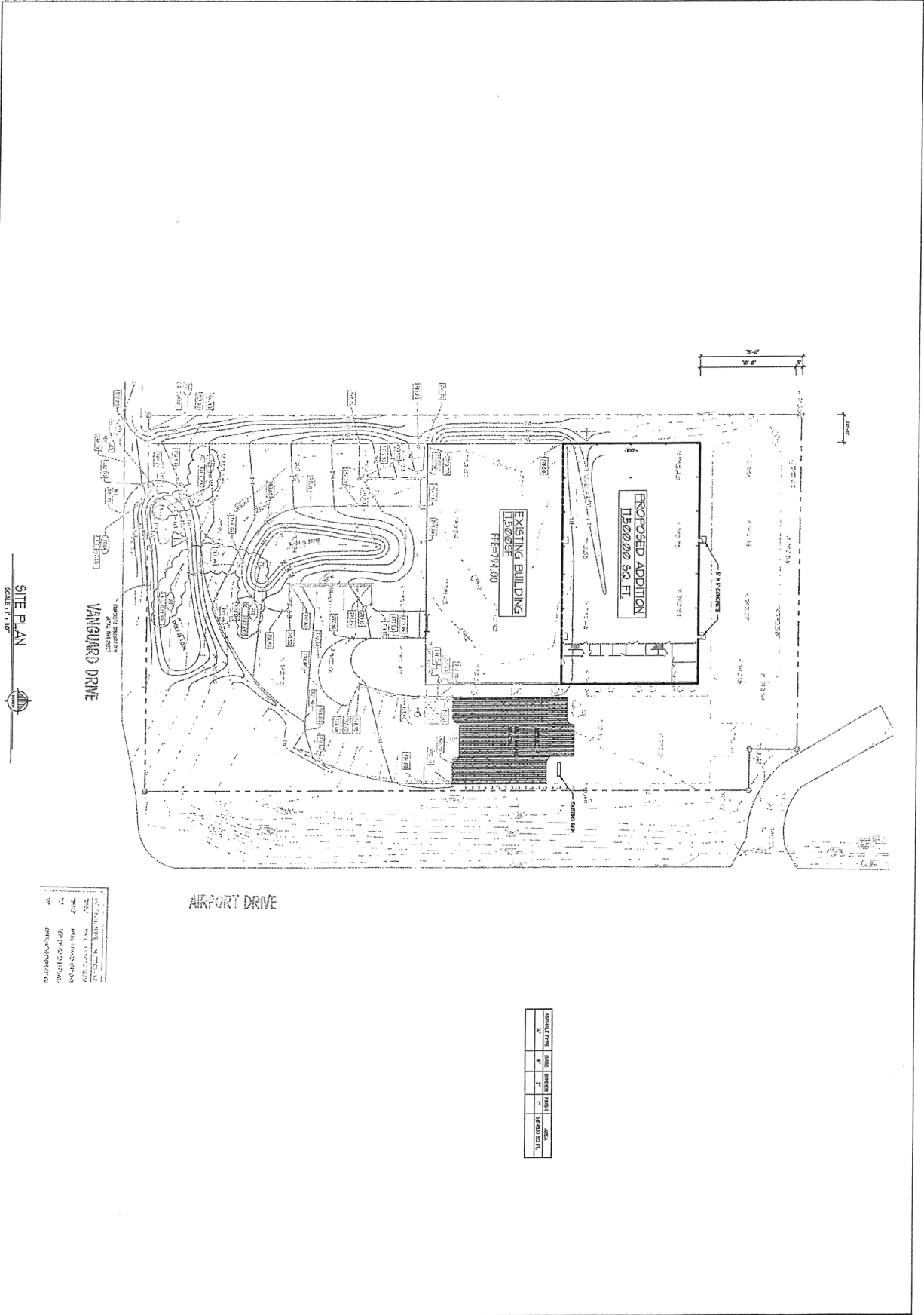
SECTION 14. That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that has received a
16 deduction under section 3 or 4.5 of this chapter may be required to repay the deduction amount as
17 determined by the county auditor in accordance with section 10 of said chapter if the property owner
18 ceases operations at the facility for which the deduction was granted and if the Common Council finds that
19 the property owner obtained the deduction by intentionally providing false information concerning the
20 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
21 and any and all necessary approval by the Mayor.

22 
23 _____
24 Member of Council

25 APPROVED AS TO FORM A LEGALITY

26 
27 _____
28 Carol Helton, City Attorney



SITE PLAN
SCALE: 1/8" = 1'-0"

DATE	DESCRIPTION
03/06/18	ISSUED FOR PERMITS
03/06/18	ISSUED FOR PERMITS
03/06/18	ISSUED FOR PERMITS
03/06/18	ISSUED FOR PERMITS
03/06/18	ISSUED FOR PERMITS

AIRPORT DRIVE

VANGUARD DRIVE

DATE	BY	REVISION

<p>DATE: 3/6/18</p> <p>BY: [Signature]</p> <p>PROJECT: XXXX</p> <p>ADDRESS: Fort Wayne, Indiana</p>	<p>Reg. No.: C993</p> <p>City: DMI</p> <p>County: XXX</p> <p>Job Number: XXX</p> <p>Client: F3 SITE PLAN</p> <p>Date: 3/6/18</p> <p>Sheet: SP 11</p>	<p>NOTES:</p> <p>ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THE ZONING ORDINANCE OF THE CITY OF FORT WAYNE, INDIANA.</p>	<table border="1"> <tr> <th>Dir</th> <th>No.</th> <th>Remarks</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	Dir	No.	Remarks				<p>By: [Signature]</p>	<p>761 N MAIN STREET BLUFFTON, IN 46714 (260) 824-0120 BRINERBUILDING.COM</p> <p>Design/Build Contractor</p>
Dir	No.	Remarks									

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 First Gear, Inc. for eligible real and personal property improvements. Pro Seal & Plastics, LLC/Global Seal Logistics, LLC will expand their current facility and purchase and install new manufacturing, research and development, logistical distribution, and information technology equipment.**

EFFECT OF PASSAGE: **Investment of \$1,945,000, creation of 13 new full-time jobs and the retention of 13 full-time jobs.**

EFFECT OF NON-PASSAGE: **Potential loss of investment, 13 new full-time jobs and retention of 13 full-time jobs.**

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

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

The Journal Gazette

Account # 1063561 - 1331508

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	54

COMPUTATION OF CHARGES

<u>54</u> lines, <u>1</u> column(s) wide equals	
<u>54</u> equivalent lines at \$ <u>0.460</u> cents per line	\$ 24.84
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>\$ 24.84</u>

DATA FOR COMPUTING COST

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

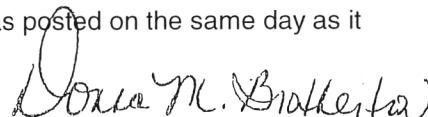
Pursuant to the provisions and penalties of IC 5-11-10-1, I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

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:

6/29/2018

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: June 29, 2018

**NOTICE OF PUBLIC HEARING
FORT WAYNE COMMON COUNCIL
CONFIRMING
RESOLUTION NO. R-18-06-29**

NOTICE IS HEREBY GIVEN THAT THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA, WILL CONDUCT A PUBLIC HEARING ON JULY 10, 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:

3702 Vanguard Drive, Fort Wayne, Indiana 46809
Pro Seal & Plastics, LLC/Global Seal Logistics, LLC

COMMON COUNCIL WILL CONDUCT A PUBLIC HEARING ON WHETHER THE ABOVE DESCRIBED RESOLUTION SHOULD BE CONFIRMED, MODIFIED AND CONFIRMED, OR RESCINDED ON TUESDAY, JULY 10, 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
6--29 1331508 hspaxlp

The Journal Gazette

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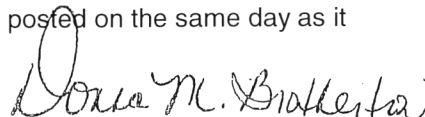
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LANA R. KEESLING
CITY CLERK
6--29 1331508 hspaxlp

BILL NO. R-18-06-29

REPORT OF COMMITTEE ON FINANCE

July 10, 2018

John Crawford Chair

Jason Arp Co-Chair

All Council Members

A Confirming Resolution designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 3702 Vanguard Drive, Fort Wayne, Indiana 46809

Pro Seal & Plastics, LLC/Global Seal Logistics, LLC

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

John Crawford
Jason Arp
Tommy

John Crawford
Jason Arp
Tommy
John
Jason

**LANA R. KEESLING
CITY CLERK**

Lana R. Keesling

Public Hearing Date: 07/10/18

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 Crawford, 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: July 10, 2018



 LANA R. KEESLING, CITY CLERK

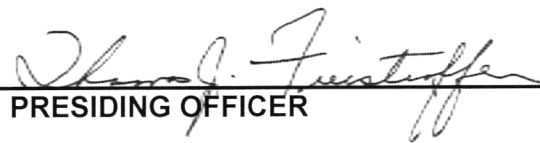
Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as

Resolution No. R-18-06-29 on the 10th day of July, 2018

ATTEST:



 LANA R. KEESLING
 CITY CLERK



 PRESIDING OFFICER

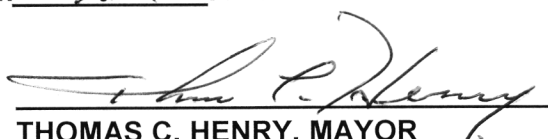
Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 11th of July 2018, at the hour of 9:45 o'clock A.M. E.S.T.



 LANA R. KEESLING, CITY CLERK

Approved and signed by me this 16TH day of JULY

2018, at the hour of 10:30 O'clock AM . E.S.T.



 THOMAS C. HENRY, MAYOR