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4 A CONFIRMING RESOLUTION designating an "Economic  
5 Revitalization Area" under I.C. 6-1.1-12.1 for property  
6 commonly known as 4640 Hillegas Road, Fort Wayne, Indiana  
7 46818 (VOSS Automotive, Inc.)

8 WHEREAS, Common Council has previously designated and declared by Declaratory Resolution  
9 the following described property 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 seven full-time, permanent jobs for a total additional annual  
13 payroll of \$326,300, with the average new annual job salary being \$46,614 and retain 80 full-time  
14 permanent jobs with a total current payroll of \$6,336,422 and an average salary of \$52,205; and

15 WHEREAS, the total estimated project cost is \$2,250,000; and

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

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

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

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

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

29 SECTION 3. That, said designation of the hereinabove described property as an "Economic  
30 Revitalization Area" shall apply to both a deduction of the assessed value of real estate improvements  
made between August 1, 2018 and March 31, 2019 and personal property for new research and  
development equipment improvements to be made between October 1, 2018 and March 31, 2020.

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 research and development  
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 research and  
development equipment

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

- 2                   (a) If the proposed development does not occur, the approximate current year tax rates for this
- 3                   site would be \$3.4092 /\$100.
- 4                   (b) If the proposed development does occur and no deduction is granted, the approximate
- 5                   current year tax rate for the site would be \$3. 4092/\$100 (the change would be negligible).
- 6                   (c) If the proposed development occurs, and a deduction percentage of fifty percent (50%) is
- 7                   assumed, the approximate current year tax rate for the site would be \$3. 4092/\$100 (the
- 8                   change would be negligible).
- 9                   (d) If the real estate and personal property for research and development equipment is not
- 10                  installed, the approximate current year tax rates for this site would be \$3. 4092/\$100.
- 11                  (e) If the real estate and proposed personal property for research and development equipment is
- 12                  installed and no deduction is granted, the approximate current year tax rate for the site would
- 13                  be \$3. 4092/\$100 (the change would be negligible).
- 14                  (f) If the real estate and proposed personal property for new research and development
- 15                  equipment is installed and a deduction percentage of eighty percent (80%) is assumed, the
- 16                  approximate current year tax rate for the site would be \$3. 4092/\$100 (the change would be
- 17                  negligible).

18                   **SECTION 6.**     That, pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from

19                   the assessed value of the real property shall be for a period of ten years, and that the deduction from the

20                   assessed value of the new research and development equipment shall be for a period of ten years.

21                   **SECTION 7.**     The deduction schedule from the assessed value of the real property and

22                   personal property pursuant to I.C. 6-1.1-12.1-17 shall look like this:

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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 research and development equipment pursuant to I.C. 6-1.1-12.1-17 shall look like this:  
3

Year of Deduction	Percentage
1	100%
2	100%
3	100%
4	100%
5	100%
6	90%
7	80%
8	65%
9	50%
10	40%
11	0%

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8                   **SECTION 9.**     That, the benefits described in the Petitioner's Statement of Benefits can be  
9 reasonably expected to result from the project and are sufficient to justify the applicable deductions.  
10

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

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

28                   **SECTION 12.**    The performance report must contain the following information:  
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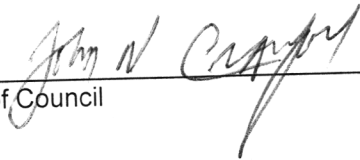
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- A. The cost and description of real property improvements and/or purchase of real estate and new personal property for new manufacturing, logistical distribution, and information technology equipment .
- B. The number of employees hired through the 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.

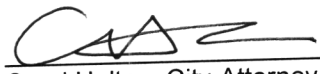
**SECTION 13.** That, the taxpayer is non-delinquent on any and all property tax due to jurisdictions within Allen County, Indiana.

**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

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*(Attached to and becoming a part of document)*

## **EXHIBIT A**

Land situated in the County of Allen, State of Indiana, is described as follows:

PARCEL I:

Part of the Southwest Quarter of Section 21, Township 31 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

BEGINNING at a point on the West line of the Southwest Quarter of Section 21, Township 31 North, Range 12 East, Allen County, Indiana, said point being 659.5 feet North of the Southwest corner of the Southwest Quarter of Section 21, Township 31 North, Range 12 East, said point being the Northwest corner of a 1.72 acre parcel of land (D.&K. Eiden); thence North along the West line of the Southwest Quarter of Section 21, Township 31 North, Range 12 East, a distance of 843.72 feet to the Southwest corner of a 5.96 acre parcel of land (American Legion); thence East with a deflection angle to the right of 94 degrees 33 minutes 30 seconds along the South line of said 5.96 acre parcel, a distance of 845.74 feet to the Southeast corner of said 5.96 acre parcel, said point being located on the Westerly right-of-way line of Interstate Highway #69; thence Southwesterly along said right-of-way line, a distance of 827.2 feet to the Northeast corner of the aforementioned 1.72 acre parcel; thence West along the North line of said 1.72 acre parcel and parallel to the South line of the Southwest Quarter of Section 21, Township 31 North, Range 12 East, a distance of 594.7 feet to the point of beginning, containing 14.21 acres.

EXCEPTING THEREFROM:

Part of the Southwest Quarter of Section 21, Township 31 North, Range 12 East of the Second Principal Meridian, Washington Township in Allen County, Indiana, more particularly described as follows:

Commencing at a 5/8" steel rebar found at the Southwest corner of said Southwest Quarter; thence North 00 degrees 00 minutes 00 seconds East (assumed bearing and basis of bearings to follow), a distance of 659.50 feet (deed) along the West line of said Southwest Quarter and the centerline of Hillegas Road to the North line of an existing 1.72 acre tract described in Document Number 960045933 in the Office of the Recorder of Allen County, Indiana, also being the POINT OF BEGINNING of the herein described tract; thence continuing North 00 degrees 00 minutes 00 seconds East, a distance of 376.27 feet along said West line and said centerline; thence North 90 degrees 00 minutes 00 seconds East, a distance of 544.00 feet to a 5/8" steel rebar set; thence South 00 degrees 00 minutes 00 seconds West, a distance of 373.04 feet parallel with the West line of said Southwest Quarter to a 5/8" steel rebar set on the North line of said 1.72 acre tract; thence South 89 degrees 39 minutes 34 seconds West, a distance of 544.00 feet along said North line to the Point of Beginning. Containing 4.679 acres, more or less.

File Number: 4035-31196

PARCEL II:

Non-exclusive easement for ingress and egress appurtenant to Parcel I as established by Reciprocal Easement and Development Agreement recorded February 6, 2006, as Document Number 206005734.

File Number: 4035-31196

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 VOSS Automotive, Inc. for eligible real and personal property improvements in the amount of \$2,250,000. VOSS Automotive, Inc. will expand its current facility to increase inventory capacity as well as construct a prototype test lab.**

EFFECT OF PASSAGE: **Investment of \$2,250,000 and seven new full-time jobs with an annual payroll of \$326,300 retention of 80 current full-time jobs with an annual payroll of \$6,336,422.**

EFFECT OF NON-PASSAGE: **Potential loss of investment, seven new full-time jobs with an annual payroll of \$326,300 and retention of 80 current full-time jobs with an annual payroll of \$6,336,422.**

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

ASSIGNED TO COMMITTEE (CO-CHAIRS): **John Crawford and Jason Arp**

# The Journal Gazette

Account # 1063561 - 1336258

FW City Clerk's Office

Allen County, Indiana

## PUBLISHER'S CLAIM

### LINE COUNT

Display Master (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) -- number of equivalent lines \_\_\_\_\_

Head -- number of lines \_\_\_\_\_

Body -- number of lines \_\_\_\_\_

Tail -- number of lines \_\_\_\_\_

Total number of lines in notice **53**

### COMPUTATION OF CHARGES

53 lines, 1 column(s) wide equals \_\_\_\_\_

53 equivalent lines at \$ 0.460 cents per line \$ 24.38

Additional charges for notices containing rule or tabular work (50 per cent of above amount) -

Charge for extra proofs of publication (\$2.00 for each proof in excess of two) -

**TOTAL AMOUNT OF CLAIM \$ 24.38**

### DATA FOR COMPUTING COST

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

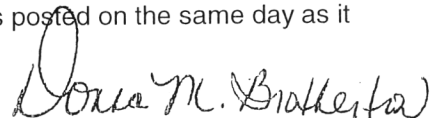
Pursuant to the provisions and penalties of IC 5-11-10-1, I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

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:

8/17/2018

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: August 17, 2018

ATTACH COPY OF ADVERTISEMENT HERE

**NOTICE OF PUBLIC HEARING  
FORT WAYNE COMMON COUNCIL  
CONFIRMING RESOLUTION  
NO. R-18-08-03**

NOTICE IS HEREBY GIVEN THAT THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA, WILL CONDUCT A PUBLIC HEARING ON AUGUST 28, 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:

4640 Hillegas Road, Fort Wayne, Indiana 46818  
VOSS Automotive, Inc.

COMMON COUNCIL WILL CONDUCT A PUBLIC HEARING ON WHETHER THE ABOVE DESCRIBED RESOLUTION SHOULD BE CONFIRMED, MODIFIED AND CONFIRMED, OR RESCINDED ON TUESDAY, AUGUST 28, 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

8--17

1336258 hspaxlp



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LANA R. KEESLING  
CITY CLERK

8--17

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**BILL NO. R-18-08-03**

**REPORT OF COMMITTEE ON FINANCE**

**August 28, 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 4640 Hillegas Road, Fort Wayne, Indiana 46818

*VOSS Automotive, Inc.*

**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*

*[Handwritten signature]*

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**LANA R. KEESLING  
CITY CLERK**

*Lana R. Keesling*

Public Hearing Date: 08/28/2018

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

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 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: August 28, 2018

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

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

Resolution No. R-18-08-03 on the 28th day of August, 2018

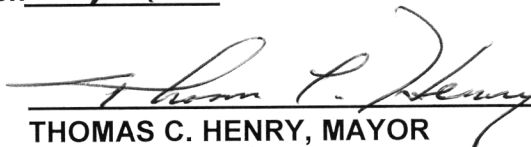
  
\_\_\_\_\_  
LANA R. KEESLING  
CITY CLERK

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

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 29th of August 2018, at the hour of 8:55 o'clock A.M. E.S.T.

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

Approved and signed by me this 29<sup>th</sup> day of AUGUST 2018, at the hour of 12:30 O'clock PM . E.S.T.

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

