

**A CONFIRMING RESOLUTION designating an
"Economic Revitalization Area" under I.C. 6-1.1-12.1
for property commonly known as 3015 Cannongate
Drive, Fort Wayne, Indiana 46808 (Home Reserve,
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 16 full-time permanent jobs for a total additional payroll of \$366,080 with an average annual job salary being \$22,880 and retain 31 full-time permanent jobs for a current annual payroll of \$957,240 and 10 part-time jobs with an annual payroll of \$211,940, with the average current annual job salary being \$28,516; and

WHEREAS, the total estimated project cost is \$1,613,000; 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 January 1, 2019 and December 31, 2022 and personal property for new manufacturing, logistical distribution and information technology equipment improvements to be made between September 26, 2018 and December 31, 2021.

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, logistical distribution and information technology equipment, all contained in

1 Petitioner's Statement of Benefits are reasonable and are benefits that can be reasonably
2 expected to result from the proposed described instillation of the new manufacturing, logistical
3 distribution and information technology equipment.

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

- 6 (a) If the proposed development does not occur, the approximate current year tax rates
7 for this site would be \$3.034092/\$100.
- 8 (b) If the proposed development does occur and no deduction is granted, the
9 approximate current year tax rate for the site would be \$3. 034092/\$100 (the change
10 would be negligible).
- 11 (c) If the proposed development occurs, and a deduction percentage of fifty percent
12 (50%) is assumed, the approximate current year tax rate for the site would be \$3.
13 034092/\$100 (the change would be negligible).
- 14 (d) If the real estate and personal property for new manufacturing, logistical distribution
15 and information technology equipment is not installed, the approximate current year
16 tax rates for this site would be \$3. 034092/\$100.
- 17 (e) If the real estate and proposed personal property for new manufacturing, logistical
18 distribution and information technology equipment is installed and no deduction is
19 granted, the approximate current year tax rate for the site would be \$3.034092/\$100
20 (the change would be negligible).
- 21 (f) If the real estate and proposed personal property for new manufacturing, logistical
22 distribution and information technology equipment is installed and a deduction
23 percentage of eighty percent (80%) is assumed, the approximate current year tax
24 rate for the site would be \$3.034092/\$100 (the change would be negligible).

25 **SECTION 6.** That, pursuant to I.C. 6-1.1-12.1, it is hereby determined that the
26 deduction from the assessed value of the real property shall be for a period of three years, and
27 that the deduction from the assessed value of the new manufacturing, logistical distribution and
28 information technology equipment shall be for a period of five years.

29 **SECTION 7.** The deduction schedule from the assessed value of the real property
30 and personal property pursuant to I.C. 6-1.1-12.1-17 shall look like this:

Year of Deduction	Percentage
1	100%
2	66%
3	33%
4	0%

SECTION 8. The deduction schedule from the assessed value of new personal
property manufacturing, 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	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 personal property, manufacturing, 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 five 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 three 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 12. The performance report must contain the following information:

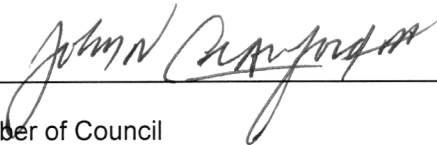
- A. The cost and description of real property improvements and/or purchase of real estate and new personal property for new manufacturing, logistical distribution and information technology equipment .
- B. The number of employees hired through the end of the preceding calendar year as a result of the 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

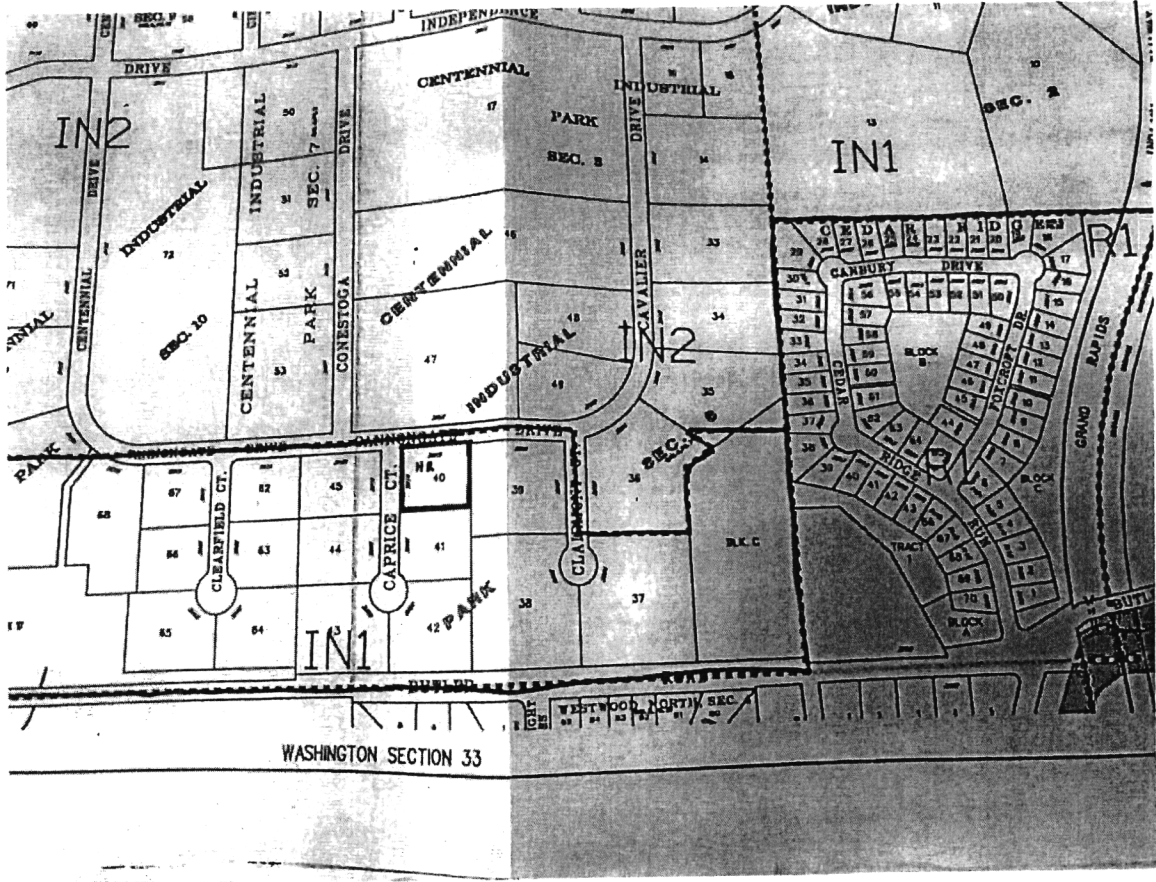


Carol Helton, City Attorney

EXHIBIT A

Lot Number 40 in Centennial Industrial Park, Section VI, an Addition to the City of Fort Wayne, according to the plat thereof, recorded in Cabinet A, page 7, in the Office of the Recorder of Allen County, Indiana;

EXHIBIT A (continued)



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 Home Reserve, LLC for eligible real and personal property improvements. Home Reserve, LLC will expand its parking lot, make HVAC upgrades, install a sprinkler system and purchase and install new manufacturing, logistical distribution and information technology equipment.**

EFFECT OF PASSAGE: **Investment of \$1,613,000, 16 new full-time jobs with an annual payroll of \$366,080, retention of 31 full-time and 10 part-time jobs with an annual payroll of \$1,169,180.**

EFFECT OF NON-PASSAGE: **Potential loss of investment and 16 new full-time jobs.**

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

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

**NOTICE OF PUBLIC HEARING
FORT WAYNE COMMON COUNCIL
CONFIRMING
RESOLUTION NO. R-18-10-07**

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

3015 Cannongate Drive, Fort Wayne,
Indiana 46808
Home Reserve, LLC

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

10--12 1341685 hspaxlp

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CITY CLERK

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BILL NO. R-18-10-07

REPORT OF COMMITTEE ON FINANCE

October 23, 2018

John Crawford Chair

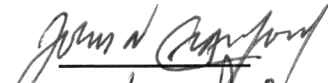
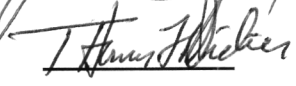

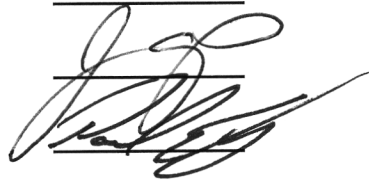




Jason Arp Co-Chair

All Council Members

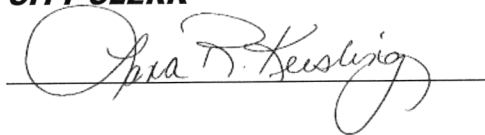
A Confirming Resolution designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 3015 Cannongate Drive, Fort Wayne, Indiana 46808
Home Reserve, LLC

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

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**LANA R. KEESLING
CITY CLERK**



Public Hearing Date: 10/23/2018

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"/>

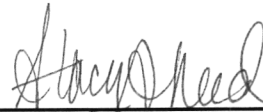
DATED: October 23, 2018



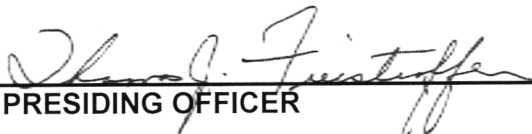
 STACYA. REED, DEPUTY CITY CLERK

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

Resolution No. R-18-10-07 on the 23rd day of October, 2018



 STACYA. REED
 DEPUTY CITY CLERK



 PRESIDING OFFICER

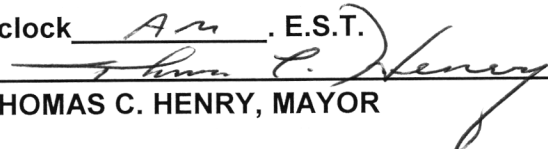
Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 24th of October 2018, at the hour of 10:00 o'clock A.M. E.S.T.



 STACYA. REED, DEPUTY CITY CLERK

Approved and signed by me this 24th day of OCTOBER

FOR 2018 at the hour of 10:30
RECEIVED
OCT 24 2018
 LANA R. KEESLING
 CITY CLERK

O'clock AM E.S.T.


 THOMAS C. HENRY, MAYOR