

A CONFIRMING RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 713 Incentive Drive, Fort Wayne, Indiana 46825 (Key Millwork Inc./Weigand Properties, 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 ten full-time permanent jobs for a total additional payroll of \$438,000 with an average annual job salary being \$43,800 and retain nine full-time permanent jobs for a current annual payroll of \$494,720, with the average current annual job salary being \$51,168; and

WHEREAS, the total estimated project cost is \$1,241,000; 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 December 1, 2018 and June 30, 2019 and personal property for new manufacturing and information technology equipment improvements to be made between January 1, 2019 and December 31, 2022.

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

1 manufacturing and information technology equipment, all contained in Petitioner's Statement of
2 Benefits are reasonable and are benefits that can be reasonably expected to result from the
3 proposed described instillation of the new manufacturing 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 \$3.4092/\$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 \$3.4092/\$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
13 \$3.4092/\$100 (the change would be negligible).
- 14 (d) If the real estate and personal property for new manufacturing and information
15 technology equipment is not installed, the approximate current year tax rates for this
16 site would be \$3.4092/\$100.
- 17 (e) If the real estate and proposed personal property for new manufacturing and
18 information technology equipment is installed and no deduction is granted, the
19 approximate current year tax rate for the site would be \$3.4092/\$100 (the change
20 would be negligible).
- 21 (f) If the real estate and proposed personal property for new manufacturing and
22 information technology equipment is installed and a deduction percentage of eighty
23 percent (80%) is assumed, the approximate current year tax rate for the site would
24 be \$3.4092/\$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 five years, and that
27 the deduction from the assessed value of the new manufacturing and information technology
28 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	80%
3	60%
4	40%
5	20%
6	0%

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

6

Year of Deduction	Percentage
1	100%
2	80%
3	60%
4	40%
5	20%
6	0%

7
8
9
10

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

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

22 **SECTION 11.** For real property, a deduction application must contain a performance
23 report showing the extent to which there has been compliance with the Statement of Benefits
24 form approved by the Fort Wayne Common Council at the time of filing. This report must be
25 submitted to the Allen County Auditor's Office and the City of Fort Wayne's Community
26 Development Division and must be included in the deduction application. For five subsequent
27 years, the performance report must be updated each year in which the deduction is applicable at
28 the same time the property owner is required to file a personal property tax return in the taxing
29 district in which the property for which the deduction was granted is located. If the taxpayer does
30 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:

- 1 A. The cost and description of real property improvements and/or purchase of real
2 estate and new personal property for new manufacturing, logistical distribution, and
3 information technology equipment .
4 B. The number of employees hired through the end of the preceding calendar year as a
5 result of the deduction.
6 C. The total salaries of the employees hired through the end of the preceding calendar
7 year as a result of the deduction.
8 D. The total number of employees employed at the facility receiving the deduction.
9 E. The total assessed value of the real and/or personal property deductions.
10 F. The tax savings resulting from the real and/or personal property being abated.

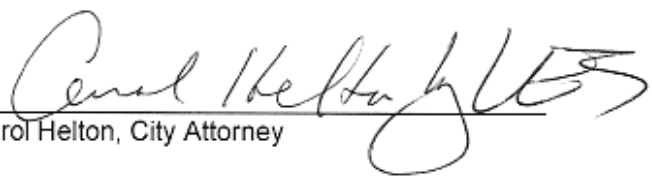
11 **SECTION 13.** That, the taxpayer is non-delinquent on any and all property tax due to
12 jurisdictions within Allen County, Indiana.

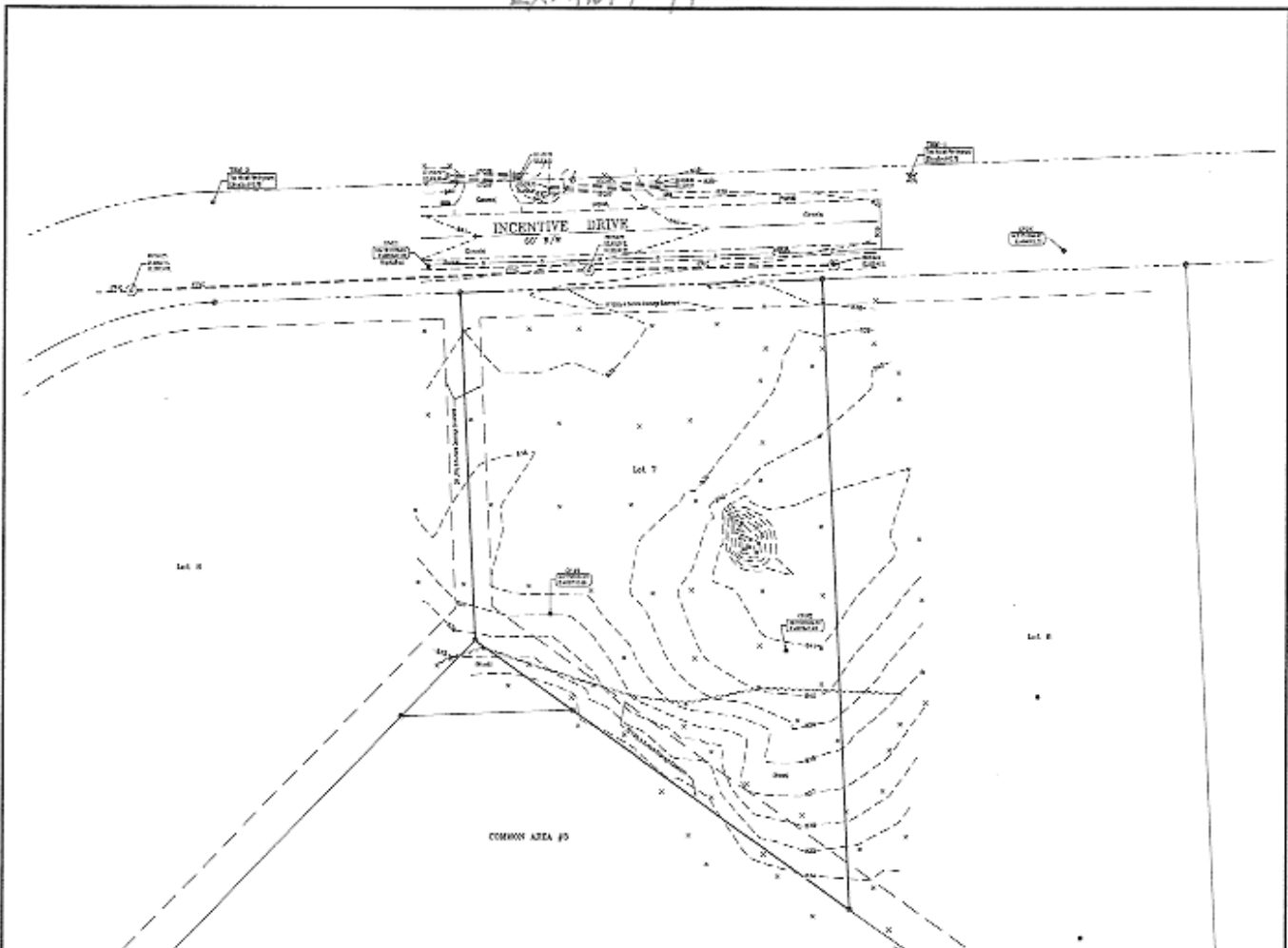
13 **SECTION 14.** That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that has
14 received a deduction under section 3 or 4.5 of this chapter may be required to repay the
15 deduction amount as determined by the county auditor in accordance with section 10 of said
16 chapter if the property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

20 **SECTION 15.** That, this Resolution shall be in full force and effect from and after its
21 passage 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



Symbols Legend

<ul style="list-style-type: none"> □ Air Conditioning Unit ▲ Antenna ○ Aisle Mark ○ Bench Mark ▲ Borehole ○ Well □ Boulder ○ Coolant T/F Pedestal ○ Clean-Out - Column ○ Control Point ○ Drain ○ D-File Inlet ○ Dwyer Inlet ○ Dark Soil Inlet ○ Field Drain ○ Gasstand ○ Ground Inlet ○ Hand Plan ○ Soil Boring ○ Guy Anchor 	<ul style="list-style-type: none"> □ Floor Plate w/ Dec. Drop □ Electric Box □ Electric Meter □ Electric Panel □ Electric Pedestal □ Electric Transformer ○ Light Pole Base City ○ Light Pole ○ Yard Light ○ Power Pole ○ Strain Pole ○ Flush Floor ○ Flag ○ Ground Sign ○ Gas Regulator ○ Gas Curb Stop ○ Gas Meter ○ Gas Valve ○ Handcap ○ Herson Marker 	<ul style="list-style-type: none"> ○ Van Pin ○ Mag Nail ○ Moilbox ○ Moilhole ○ Monitoring Well ○ Pipe Line ○ Pipe Marker ○ Paper Box ○ Parking Stack ○ Parking Meter ○ Boundary Men. - Pipe ○ Chained "C" ○ PC Nail ○ Post ○ Steam Port ○ Rusted Metal Post ○ Railroad Spike ○ Solstice Disk ○ Sign ○ Signal Pole 	<ul style="list-style-type: none"> ○ Sanitary Tap ○ Slump ○ Survey Marker Nail ○ T-Bar Post ○ Temporary Bench Mark ○ Telephone Pedestal ○ Telephone Pole ○ Tree ○ Vault ○ Automatic Sprinkler ○ Inexplos Control Valve ○ Fire Hydrant ○ Water Curb Stop ○ Well ○ Water Meter ○ Washing Station ○ Water Valve ○ Yard Hydrant ○ Post Indicator Valve ○ Well
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—○—○—○—	Underground Cable Television	—○—○—○—	Overhead Telephone
—○—○—○—	Overhead Electric	—○—○—○—	Underground Telephone
—○—○—○—	Underground Electric	—○—○—○—	Water Line
—○—○—○—	Fence	—○—○—○—	Right-of-Way Line
—○—○—○—	Gas Line	—○—○—○—	Fiber Optic Line

Location and slope of underground utilities are shown from best available record drawings and/or field markings. Utility lines shown herein are approximate in location and intended for reference only. SEE NOTES. Underground Plant Protection Services (UPPS) at 1-800-393-3484 for field marked location of utilities prior to any excavation.

I, David A. Decker, certify that I am a Land Surveyor licensed in compliance with the laws of the State of Indiana, and to the best of my knowledge, information and belief all information shown herein is true and accurate.



David A. Decker, P.E. 2753522

BENCHMARK INFO
 U.S.G.S. Benchmark
 Inspection 1 300
 NO 450112
 ELEVATION 874.45 (2005 ME)



UTILITY CONTACTS

GAS
 IUPUI
 1001 10th Ave.
 Fort Wayne, IN 46802
 Contact: Steve Schmitt
 schmitts@iupui.edu

WATER & SEWER & DRAINAGE
 City of Fort Wayne
 200 S. Berry Street, Suite 402
 Fort Wayne, IN 46802
 Contact: Steve Decker
 260-471-2686
 Steve.Decker@cityoffortwayne.org
 mark.wilcox@iupui.edu

TELEPHONE
 Fort Bell
 9001 N. Jefferson Blvd
 Fort Wayne, IN 46804
 Contact: Mark Wilcox
 260-412-0960
 mark.wilcox@iupui.edu

CABLE TV
 Comcast
 700 Taylor St.
 Fort Wayne, IN 46802
 Contact: John Smith
 260-458-3100
 john.smith@comcast.com

Exhibit A

LEGAL DESCRIPTION

Lot Number 7 in Northrop Industrial Park, as recorded in Plat Cabinet E, page 51, and Document Number 990064402, in the Office of the Recorder of Allen County, Indiana.

TOGETHER WITH:

Part of the Southwest Quarter of Section 11, Township 31 North, Range 12 East, Second Principal Meridian, Allen County, Indiana, more particularly described as follows:

BEGINNING at the Southeast corner of Lot Number 8 in Northrop Industrial Park, said point being monumented by a #5 rebar; thence South 52 degrees 35 minutes 49 seconds East (recorded bearing from the Plat of Northrop Industrial Park and the basis for all bearings in this description) on the Southerly line of Lot Number 7 in said Park, a distance of 65.85 feet to a #5 rebar; thence North 90 degrees 00 minutes 00 seconds West, a distance of 94.51 feet to a #5 rebar on the Southerly line of said Lot Number 8; thence North 46 degrees 32 minutes 06 seconds East on aforesaid Southerly line a distance of 58.14 feet to the Point of Beginning. Containing 1890.13 square feet.

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 Key Millwork, Inc. and Weigand Properties, LLC together they are requesting the designation of an Economic Revitalization Area for eligible real and personal property improvements in the amount of \$1,241,000. Weigand Properties will construct a new 120' x 130' production facility into which Key Millwork, Inc. will relocate from the Urban Enterprise Center where it has been a long time tenant.**

EFFECT OF PASSAGE: **Investment of \$1,241,000, creation of ten new full-time jobs with an annual payroll of \$438,000 and retention of nine current full-time jobs with an annual payroll of \$494,720.**

EFFECT OF NON-PASSAGE: **Potential loss of investment, creation of ten new full-time jobs with an annual payroll of \$438,000 and retention of nine current full-time jobs with an annual payroll of \$494,720.**

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 - 1347194

Allen County, Indiana

FW CITY CLERK'S OFFICE

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

54 lines, 1 column(s) wide equals _____

54 equivalent lines at \$ 0.460 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 \$ 24.84

DATA FOR COMPUTING COST

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

Number of Insertions 1

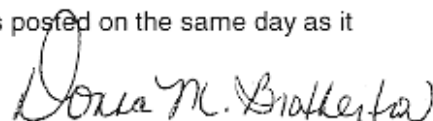
Pursuant to the provisions and penalties of IC 5-11-10-1, I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

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:

12/14/2018

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: December 14, 2018

ATTACH COPY OF ADVERTISEMENT HERE

**NOTICE OF PUBLIC HEARING
FORT WAYNE COMMON COUNCIL
CONFIRMING
RESOLUTION NO. R-18-12-08**

NOTICE IS HEREBY GIVEN THAT THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA WILL CONDUCT A PUBLIC HEARING ON JANUARY 8, 2019 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:

713 Incentive Drive,
Fort Wayne, Indiana 46825
Key Millwork Inc./Weigand
Properties, LLC

COMMON COUNCIL WILL CONDUCT A PUBLIC HEARING ON WHETHER THE ABOVE DESCRIBED RESOLUTION SHOULD BE CONFIRMED, MODIFIED AND CONFIRMED, OR RESCINDED ON TUESDAY JANUARY 8, 2019.

IF CONFIRMED, SAID DESIGNATION SHALL EXPIRE DECEMBER 31, 2019.

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

12--14 1347194 hspaxlp

The Journal Gazette

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<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)	-
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LANA R. KEESLING
CITY CLERK

12--14 1347194 hspaxlp

BILL NO. R-18-12-08

REPORT OF COMMITTEE ON FINANCE

January 8, 2019

JASON AEP **Chair**

RUSS JEHL **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 713 Incentive Drive, Fort Wayne, Indiana 46825

Key Millwork Inc. Weigand Properties, 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

JSA
RJEHL

MCS

Dzudic

Proff Bulech

James D. ...

D. G. ...

Thomas ...

LANA R. KEESLING

CITY CLERK

Lana R. Keesling

Public Hearing Date: 01/08/2019

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 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 8, 2019


LANA R. KEESLING, CITY CLERK

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

Resolution No. R-18-12-08 on the 8th day of January, 2019


LANA R. KEESLING
CITY CLERK


PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 9th of January 2019, at the hour of 1:50 o'clock P.M. E.S.T.


LANA R. KEESLING, CITY CLERK

Approved and signed by me this 10TH day of JANUARY

2019, at the hour of 2:00 o'clock Pm . E.S.T.


THOMAS C. HENRY, MAYOR