

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 8611 Avionics Drive, Fort Wayne, Indiana 46809 (GH Land Company, LLC)

WHEREAS, Petitioner has duly filed its petition dated December 13, 2018 to have the following described property designated and declared 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 result in a speculative building 150,000 square feet in size;

and

WHEREAS, the total estimated project cost is \$7,681,050; and

WHEREAS, projects involving the redevelopment or rehabilitation of a speculative building are eligible to receive a ten-year phase-in without adhering to the City's Review System; and

WHEREAS, it appears the said petition should be processed to final determination in accordance with the provisions of said Division 6.

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

SECTION 1. That, subject to the requirements of Section 6, below, the property hereinabove described is hereby designated and declared an "Economic Revitalization Area" under I.C. 6-1.1-12.1. Said designation shall begin upon the effective date of the Confirming Resolution referred to in Section 6 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 2. That, upon adoption of the Resolution:

- (a) Said Resolution shall be filed with the Allen County Assessor;
- (b) Said Resolution shall be referred to the Committee on Finance requesting a recommendation from said committee concerning the advisability of designating the above area an "Economic Revitalization Area";
- (c) Common Council shall publish notice in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption and substance of this resolution and setting this designation as an "Economic Revitalization Area" for public hearing.

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

1 improvements to be made between April 1, 2019 and December 31, 2019.

2 **SECTION 4.** That, the estimate of the number of individuals that will be employed or
3 whose employment will be retained and the estimate of the annual salaries of those individuals
4 and the estimate of the value of redevelopment or rehabilitation, all contained in Petitioner's
5 Statement of Benefits, are reasonable and are benefits that can be reasonably expected to result
6 from the proposed described redevelopment or rehabilitation.

7 **SECTION 5.** That, the current year approximate tax rates for taxing units within the
8 City would be:

- 9 (a) If the proposed development does not occur, the approximate current year tax rates
10 for this site would be \$3.5479/\$100.
11 (b) If the proposed development does occur and no deduction is granted, the
12 approximate current year tax rate for the site would be \$3. 5479/\$100 (the change
13 would be negligible).
14 (c) If the proposed development occurs and a deduction percentage of fifty percent
15 (50%) is assumed, the approximate current year tax rate for the site would be \$3.
16 5479/\$100 (the change would be negligible).

17 **SECTION 6.** That, this Resolution shall be subject to being confirmed, modified and
18 confirmed, or rescinded after public hearing and receipt by Common Council of the above
19 described recommendations and resolution, if applicable.

20 **SECTION 7.** That, pursuant to I.C. 6-1.1-12.1, it is hereby determined that the
21 deduction from the assessed value of the real property shall be for a period of ten years.

22 **SECTION 8.** The deduction schedule from the assessed value of the real property
23 pursuant to I.C. 6-1.1-12.1-17 shall look like this:

24

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%

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

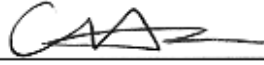
3 **SECTION 10.** That, the taxpayer is non-delinquent on any and all property tax due to
4 jurisdictions within Allen County, Indiana.

5 **SECTION 11.** That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that has
6 received a deduction under section 3 or 4.5 of this chapter may be required to repay the
7 deduction amount as determined by the county auditor in accordance with section 12 of said
8 chapter if the property owner ceases operations at the facility for which the deduction was
9 granted and if the Common Council finds that the property owner obtained the deduction by
10 intentionally providing false information concerning the property owner's plans to continue
11 operation at the facility.

12 **SECTION 12.** That, this Resolution shall be in full force and effect from and after its
13 passage and any and all necessary approval by the Mayor.

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Member of Council

APPROVED AS TO FORM AND LEGALITY



Carol Helton, City Attorney



DEC 13 2018

CRF

COMMUNITY DEVL.

ECONOMIC REVITALIZATION AREA APPLICATION
CITY OF FORT WAYNE, INDIANA

APPLICATION IS FOR: (Check appropriate box(es))

- Real Estate Improvements
- Personal Property Improvements
- Vacant Commercial or Industrial Building

Total cost of real estate improvements: \$ 7,681,050

Total cost of manufacturing equipment improvements: _____

Total cost of research and development equipment improvements: _____

Total cost of logistical distribution equipment improvements: _____

Total cost of information technology equipment improvements: _____

TOTAL OF ABOVE IMPROVEMENTS: \$ 7,681,050

GENERAL INFORMATION

Real property taxpayer's name: GH Land Company, LLC

Personal property taxpayer's name: N/A

Telephone number: 574.251.4400

Address listed on tax bill: 112 W. Jefferson Blvd, Suite 200, South Bend IN, 46601

Name of company to be designated, if applicable: N/A

Year company was established: 2018

Address of property to be designated: 8611 Avionics Drive, Fort Wayne, IN, 46809

Real estate property identification number: TBD

Contact person name: Mr. Ryan Rans

Contact person telephone number: (574) 251-4400 Contact person Email: rrans@greatlakescapital.com

Contact person address: 112 West Jefferson Boulevard, Suite 200, South Bend, IN, 46601

4th District

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Ryan Rans	Manager	112 W. Jefferson Blvd, Suite 200, South Bend	(574) 251-4400
Bradley Toothaker	Manager	112 W. Jefferson Blvd, Suite 200, South Bend	(574) 251-4400
Jeffrey Hagerman	Manager	10315 Allisonville Road, Fishers IN 46038	(317) 577-6836

List all persons or firms having ownership interest in the applicant business and the percentage each holds:

NAME	PERCENTAGE
Mr. Ryan Rans	25%
Mr. Bradley Toothaker	25%
Mr. Jeffrey Hagerman	50%

- Yes No Are any elected officials shareholders or holders of any debt obligation of the applicant or operating business? If yes, who? (name/title) _____
- Yes No Is the property for which you are requesting ERA designation totally within the corporate limits of the City of Fort Wayne?
- Yes No Do you plan to request state or local assistance to finance public improvements?
- Yes No Is the property for which you are requesting ERA designation located in an Economic Development Target Area (EDTA)? (see attached map for current areas)
- Yes No Does the company's business include a retail component? If yes, answer the following questions:
 What percentage of floor space will be utilized for retail activities? _____
 What percentage of sales is made to the ultimate customer? _____
 What percentage of sales will be from service calls? _____

What is the percentage of clients/customers served that are located outside of Allen County? N/A

What is the company's primary North American Industrial Classification Code (NAICs)? 233110

Describe the nature of the company's business, product, and/or service:

GH Land Company, LLC, is a real estate development firm. This project involves the construction of a shell building for an as yet unidentified end user.

Dollar amount of annual sales for the last three years:

Year	Annual Sales
N/A	

List the company's three largest customers, their locations and amount of annual gross sales:

Customer Name	City/State	Annual Gross Sales
N/A		

List the company's three largest material suppliers, their locations and amount of annual purchases:

Supplier Name	City/State	Annual Gross Purchases
N/A		

List the company's top three competitors:

Competitor Name	City/State
N/A	

Describe the product or service to be produced or offered at the project site:

This project involves the construction of a 150,000 square foot shell building for an as yet unidentified end user. The building will be expandable to approximately 240,000 square feet. This project will add to NE Indiana's inventory of quality buildings for prospective employers of choice.

In order to be considered an Economic Revitalization Area (ERA), the area must be within the corporate limits of the City of Fort Wayne and must have become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors which have impaired values or prevent a normal development of property or use of property. It also includes any area where a facility or group of facilities that are technologically, economically, or energy obsolete is located and where the obsolescence may lead to a decline in employment and tax revenues.

How does the property for which you are requesting designation meet the above definition of an ERA?

The property to be utilized for this shell building is, and has been, undeveloped land that has been on the market for several years. This project will complement the existing industrial zoning classification and will produce a shell building to be marketed to domestic and international employers of choice.

REAL PROPERTY INFORMATION

Complete this section of the application if you are requesting a deduction from assessed value for real property improvements.

Describe any structure(s) that is/are currently on the property:

There are no structures currently on the 20.36 acres of land designated for this project.

Describe the condition of the structure(s) listed above:

N/A

Describe the improvements to be made to the property to be designated for tax phase-in purposes:

Construction of a 150,000 square foot shell building.

Projected construction start (month/year): 04/2019

Projected construction completion (month/year): 12/2019

Yes No Will construction result in Leadership in Energy and Environmental Design (LEED) certification by the U.S. Green Building Council?

Yes No Will construction use techniques to minimize impact on combined sewer overflows? (i.e. rain gardens, bio swales, etc.)

PERSONAL PROPERTY INFORMATION

Complete this section of the application if you are requesting a deduction from assessed value of new manufacturing, research and development, logistical distribution or information technology equipment.

List below the equipment for which you are seeking an economic revitalization area designation.

Manufacturing equipment must be used in the direct production, manufacture, fabrication, assembly, extraction, mining, processing, refining, or finishing of other tangible personal property at the site to be designated. Research and development equipment consists of laboratory equipment, research and development equipment, computers and computer software, telecommunications equipment or testing equipment used in research and development activities devoted directly and exclusively to experimental or laboratory research and development for new products, new uses of existing products, or improving or testing existing products at the site to be designated. Logistical distribution equipment consists of racking equipment, scanning or coding equipment, separators, conveyors, fork lifts or lifting equipment, transitional moving equipment, packaging equipment, sorting and picking equipment, software for technology used in logistical distribution, is used for the storage or distribution of goods, services, or information. Information technology equipment consists of equipment, including software used in the fields of information processing, office automation, telecommunication facilities and networks, informatics, network administration, software development and fiber optics: (use additional sheets, if necessary)

Yes No Has the above equipment for which you are seeking a designation, ever before been used for any purpose in Indiana? If yes, was the equipment acquired at an arms length transaction from an entity not affiliated with the applicant? Yes No

Yes No Will the equipment be leased?

Date first piece of equipment will be purchased (month/year): _____

Date last piece of equipment will be installed (month/year): _____

Please provide the depreciation schedule term for equipment under consideration for personal property tax phase-in:

ELIGIBLE VACANT BUILDING INFORMATION

Complete this section of the application if you are requesting a deduction from the current assessed value of a vacant building

Yes No Has the building for which you are seeking designation for tax phase-in been unoccupied for at least one year? Please provide evidence of occupation. (i.e. certificate of occupancy, paid utility receipts, executed lease agreements)

Describe any structure(s) that is/are currently on the property:

Describe the condition of the structure(s) listed above: _____

Projected occupancy date (month/year): _____

Describe the efforts of the owner or previous owner in regards to selling, leasing or renting the eligible vacant building during the period the eligible vacant building was unoccupied including how much the building was offered for sale, lease, or rent by the owner or a previous owner during the period the eligible vacant building was unoccupied.

PUBLIC BENEFIT INFORMATION

EMPLOYMENT INFORMATION FOR FACILITY TO BE DESIGNATED

**ESTIMATE OF EMPLOYEES AND PAYROLL FOR FORT WAYNE
FACILITY REQUESTING ECONOMIC REVITALIZATION AREA DESIGNATION**

Please be specific on job descriptions. When listing the occupation codes, please avoid using the "Major Occupational Groupings" (i.e. 11-000, 13-000, 15-000, etc.) which are more general in nature. Instead, use specific occupation codes (i.e. 11-1021, 13-1081, 15-2041 etc) for each created and retained job. To fill out information on occupation and occupation code, use data available through Occupation Employment Statistics for Fort Wayne

http://www.bls.gov/oes/current/oes_23060.htm

Any information concerning the cost of the property and specific salaries paid to individual employees is confidential per Indiana Code (I.C. 6-1.1-12.1-5.1)

Current Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
N/A			

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
N/A			

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll
N/A			

PUBLIC BENEFIT INFORMATION

Current Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
N/A			

Retained Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
N/A			

Additional Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll
N/A			

Check the boxes below if the existing jobs and the jobs to be created will provide the listed benefits:

- | | | |
|--|---|---|
| <input type="checkbox"/> Pension Plan | <input type="checkbox"/> Major Medical Plan | <input type="checkbox"/> Disability Insurance |
| <input type="checkbox"/> Tuition Reimbursement | <input type="checkbox"/> Life Insurance | <input type="checkbox"/> Dental Insurance |

List any benefits not mentioned above:

When will you reach the levels of employment shown above? (month/year): _____

REQUIRED ATTACHMENTS

The following must be attached to the application.

1. **Statement of Benefits Form(s) (first page/front side completed)**
2. **Full legal description of property and a plat map identifying the property boundaries. (Property tax bill legal descriptions are not sufficient.) Should be marked as Exhibit A.**
3. **Check for non-refundable application fee made payable to the City of Fort Wayne.**

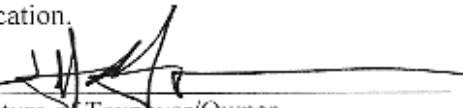
ERA filing fee (either real or personal property improvements)	.1% of total project cost not to exceed \$500
ERA filing fee (both real and personal property improvements)	.1% of total project cost not to exceed \$750
ERA filing fee (vacant commercial or industrial building)	\$500
ERA filing fee in an EDTA	\$100
Amendment to extend designation period	\$300
Waiver of non compliance with ERA filing	\$500 + ERA filing fee

4. **Owner's Certificate (if applicant is not the owner of property to be designated)
Should be marked as Exhibit B if applicable.**

CERTIFICATION

I, as the legal taxpayer and/or owner, hereby certify that all information and representations made on this application and its attached exhibits are true and complete and that no Improvement Location Permit or Structural Permit has been filed for construction of improvements, the occupation of the vacant building has not taken place and no manufacturing, research and development, logistical distribution or information technology equipment which is a part of this application been purchased and installed as of the date of filing of this application. I also certify that the taxpayer is not delinquent on any and all property tax due to taxing jurisdictions within Allen County, Indiana. I understand that any incorrect information on this application may result in a rescission of any tax phase-ins which I may receive.

I understand that I must file a correctly completed Compliance with Statement of Benefits Form (CF-1/Real Property for real property improvements, CF-1/PP for personal property improvements, and CF-1/VBD for vacant building deduction) and the Public Benefit Annual Update with the City of Fort Wayne Community Development Division in each year in which I receive a deduction. Further the CF-1/PP form must be filed with the county assessor and the CF-1/Real Property and CF-1/VBD must be filed with the county auditor. Failure to file the CF-1 form with these agencies may result in a rescission of any tax phase-in occurring as a result of this application.


Signature of Taxpayer/Owner

Jeffrey M. Hagerman, Manager

Printed Name and Title of Applicant

12/11/2018

Date

DEC 13 2018
 CEJ

COMMUNITY DEVL.



**STATEMENT OF BENEFITS
 REAL ESTATE IMPROVEMENTS**

State Form 51767 (RE / 10-14)
 Prescribed by the Department of Local Government Finance

20__ PAY 20__
FORM SB-1 / Real Property
PRIVACY NOTICE
Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
- Residentially distressed area (IC 6-1.1-12.1-4.1)

INSTRUCTIONS:

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
2. The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
3. To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.
4. A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
5. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

SECTION 1 TAXPAYER INFORMATION

Name of taxpayer
GH Land Company, LLC

Address of taxpayer (number and street, city, state, and ZIP code)
112 West Jefferson Boulevard, Suite 200, South Bend, IN, 46601

Name of contact person Ryan Rans	Telephone number (574) 251-4400	E-mail address rrans@greatlakescapital.com
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SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body Fort Wayne Common Council	Resolution number
Location of property 8611 Avionics Drive, Fort Wayne, IN, 46809	County Allen
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Construction of a 150,000 square foot shell building - expandable to 240,000 square feet - on 20.36 acres of land at the intersection of Avionics Drive and Gulfstream Drive in Fort Wayne's Airport Business Center.	DLGF taxing district number 074
	Estimated start date (month, day, year) April 1, 2019
	Estimated completion date (month, day, year) December 31, 2019

SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
0.00	\$0.00	0.00	\$0.00	0.00	\$0.00

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values		0.00
Plus estimated values of proposed project	7,681,050.00	
Less values of any property being replaced	0.00	
Net estimated values upon completion of project	7,681,050.00	

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (pounds) 0.00	Estimated hazardous waste converted (pounds) 0.00
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Other benefits
 The property to be utilized for this shell building is, and has been, undeveloped land that has been on the market for several years. This project will complement the existing industrial zoning classification and will produce a shell building to be marketed to domestic and international employers of choice.

SECTION 6 TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative 	Date signed (month, day, year) December 11, 2018
Printed name of authorized representative Jeffrey M. Hagerman	Title Manager

FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed _____ calendar years* (see below). The date this designation expires is December 31, 2021.
- B. The type of deduction that is allowed in the designated area is limited to:
 1. Redevelopment or rehabilitation of real estate improvements Yes No
 2. Residentially distressed areas Yes No
- C. The amount of the deduction applicable is limited to \$ Unlimited.
- D. Other limitations or conditions (specify) N/A
- E. Number of years allowed: Year 1 Year 2 Year 3 Year 4 Year 5 (* see below)
 Year 6 Year 7 Year 8 Year 9 Year 10
- F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?
 Yes No
 If yes, attach a copy of the abatement schedule to this form.
 If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (signature and title of authorized member of designating body) <i>John N. Crawford</i>	Telephone number 760-427-1221	Date signed (month, day, year) 01/08/19
Printed name of authorized member of designating body JOHN CRAWFORD	Name of designating body CITY COUNCIL	
Attested by (signature and title of attester) <i>Thommas</i>	Printed name of attester LISA RETRETTA-HARRIS	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

IC 6-1.1-12.1-17

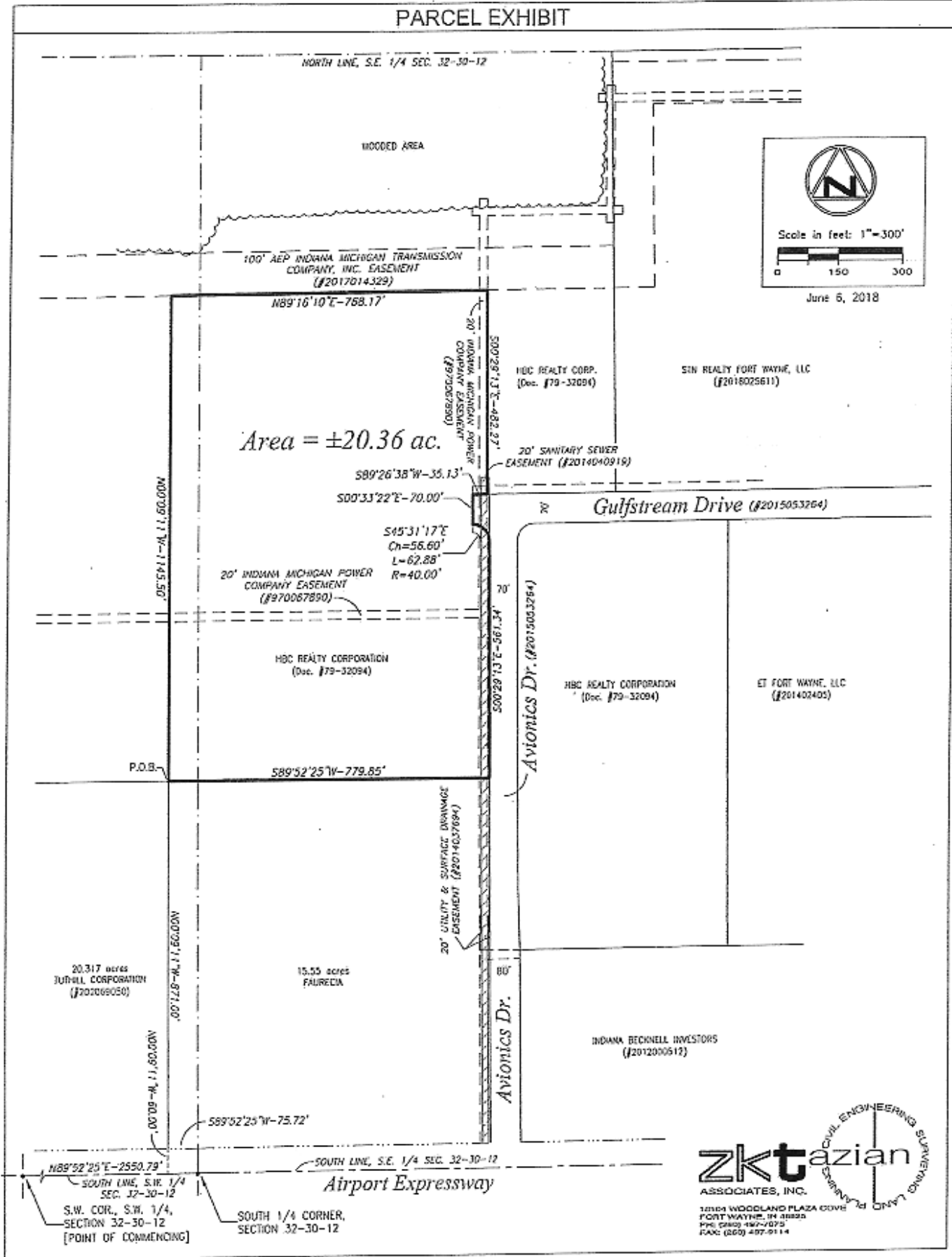
Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
 - (2) The number of new full-time equivalent jobs created.
 - (3) The average wage of the new employees compared to the state minimum wage.
 - (4) The infrastructure requirements for the taxpayer's investment.
- (b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.
- (c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

EXHIBIT A

PARCEL EXHIBIT



Part of the Southwest and Southeast Quarters of Section 32, Township 30 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

COMMENCING at the Southwest corner of the Southwest Quarter of said Section 32, Township 30 North, Range 12 East; thence North 89 degrees 52 minutes 25 seconds East, along the South line of said Southwest Quarter and within the right-of-way of Airport Expressway, a distance of 2550.79 feet; thence North 00 degrees 09 minutes 11 seconds West, a distance of 60.00 feet to the Northerly right-of-way line of Airport Expressway and the Southeast corner a 20.317 acre tract of land conveyed to Tuthill Corporation by deed recorded in Document Number 202069050; thence North 00 degrees 09 minutes 11 seconds West, along the Easterly line of said 20.317 acre tract, a distance of 871.00 feet to the Northeast corner thereof, this being the Point of Beginning; thence North 00 degrees 09 minutes 11 seconds West, along the Northerly extension of the Easterly line of said 20.317 acre tract, a distance of 1145.50 feet to the Southerly line of a 100 foot wide AEP easement recorded in Document Number 2017014329 in the Office of the Recorder of Allen County, Indiana; thence North 89 degrees 16 minutes 10 seconds East, along said Southerly line, a distance of 768.17 feet to the Easterly line of a 20 foot wide Indiana Michigan Power Company easement recorded in Document Number 970067890 in the Office of the Recorder of Allen County, Indiana; thence South 00 degrees 29 minutes 13 seconds East, along said Easterly line, a distance of 482.27 feet to a point on the Northerly line of the right-of-way granted for Gulfstream Drive and Avionics Drive recorded in Document Number 2015053264 in the Office of the Recorder of Allen County, Indiana; thence South 89 degrees 26 minutes 38 seconds West, along said Northerly right-of-way line, a distance of 35.13 feet; thence South 00 degrees 33 minutes 22 seconds East, along the Westerly right-of-way line of Gulfstream Drive and Avionics Drive, a distance of 70.00 feet; thence Southerly, continuing along said Westerly right-of-way line, along a curve to the right having a radius of 40.00 feet, not tangent to the last course, an arc distance of 62.88 feet, being subtended by a chord having a length of 56.60 feet and a bearing of South 45 degrees 31 minutes 17 seconds East; thence South 00 degrees 29 minutes 13 seconds East, continuing along said Westerly right-of-way line, a distance of 561.34 feet; thence South 89 degrees 52 minutes 25 seconds West, a distance of 779.85 feet to the Point of Beginning, containing 20.36 acres of land, subject to and/or together with all easements of record.

EXHIBIT B

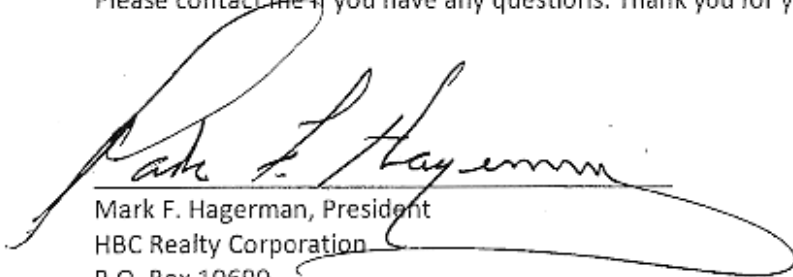
To: Ms. Carman Young
Economic Development Specialist
City of Fort Wayne

Fm: Mark Hagerman
President
HBC Realty Corporation

The 20.36 acre parcel described in this property tax phase-in application is currently owned by HBC Realty Corporation. It will be sold in 1Q 2019 to GH Land Company, LLC, so that GH Land Company can construct the 150,000 square foot shell building described in this application.

GH Land Company is applying for property tax phase-in with the full knowledge and support of HBC Realty Corporation.

Please contact me if you have any questions. Thank you for your assistance in this matter.



Mark F. Hagerman, President
HBC Realty Corporation
P.O. Box 10690
Fort Wayne, IN 46853-0690

December 19, 2018

Date

MEMORANDUM



TO: City Council
FROM: Carman Young, Economic Development Specialist
DATE: December 19, 2018
RE: Request for designation by GH Land Company, LLC as an ERA for real property improvements.

BACKGROUND

PROJECT ADDRESS:	8611 Avionics Drive	PROJECT LOCATED WITHIN:	N/A
PROJECT COST:	\$7,681,050	COUNCILMANIC DISTRICT:	4

COMPANY PRODUCT OR SERVICE:	GH Land Company, LLC is a real estate development firm.
PROJECT DESCRIPTION:	GH Land Company, LLC will build a 150,000 square foot speculative building expandable to approximately 240,000 square feet. No end user has been identified but this building will add to the inventory of possible locations for businesses interested in locating in Fort Wayne.

CREATED

RETAINED

JOB'S CREATED (FULL-TIME):	0	JOB'S RETAINED (FULL-TIME):	0
JOB'S CREATED (PART-TIME):	0	JOB'S RETAINED (PART-TIME):	0
TOTAL NEW PAYROLL:	0	TOTAL RETAINED PAYROLL:	0
AVERAGE SALARY (FULL-TIME NEW):	0	AVERAGE SALARY (FULL-TIME RETAINED):	0

COMMUNITY BENEFIT REVIEW

Yes No N/A

Project will encourage vacant or under-utilized land appropriate for commercial or industrial use?

Explain: The speculative building will be located on a 20.36 acre parcel that is currently undeveloped.

Yes No N/A

Real estate to be designated is consistent with land use policies of the City of Fort Wayne?

Explain: Property to be designated is zoned I2, General Industrial. Use of this property is consistent with the land use policies of the City of Fort Wayne.

Yes No N/A

Project encourages the improvement or replacement of a deteriorated or obsolete structure?

Yes No N/A

Project encourages the improvement or replacement of obsolete manufacturing and/or research and development and/or information technology and/or logistical distribution equipment?

Yes No N/A

Project will result in significant conversion of solid waste or hazardous waste into energy or other useful products?

Yes No N/A

Project encourages preservation of a historically or architecturally significant structure?

Yes No N/A

Construction will result in Leadership in Energy and Environmental Design (LEED) certification by the U.S. Green Building Council?

Yes No N/A

Construction will use techniques to minimize impact on combined sewer overflows? (i.e. rain gardens, bio swales, etc.)

Yes No N/A

ERA designation induces employment opportunities for Fort Wayne area residents?

Yes No N/A

Taxpayer is NOT delinquent on any or all property tax due to any taxing jurisdiction within Allen County.

POLICY


Per the policy of the City of Fort Wayne, the following guidelines apply to this project:

1. The period of deduction for speculative real property improvements is ten years.

Under Fort Wayne Common Council's tax abatement policies and procedures, GH Land Company, LLC is eligible for a recommended ten year phase-in on speculative real property improvements. Attached is a calculation of property taxes saved/paid with the phase-in.

COMMENTS

Signed and Reviewed:



 Economic Development Specialist

**FORT WAYNE COMMUNITY DEVELOPMENT DIVISION
TAX ABATEMENT - ESTIMATE OF SAVINGS**

*New tax abatement percentages have been changed to reflect change in state law

GH Land Company, LLC

REAL PROPERTY TAX ABATEMENT - 10 yr Schedule

Year	Cash Value	True Tax Value	Assessed Value	Value	Abatement %	Tax		Deduction	Taxable AV	Tax Rate	Tax Paid	Tax Saved
						Abatement %	Tax Paid %					
1	\$7,681,050	\$7,681,050	\$7,681,050	\$7,681,050	100%	0%	\$7,681,050	\$0	\$0	0.035479	\$0	\$272,516
2	\$7,681,050	\$7,681,050	\$7,681,050	\$7,681,050	95%	5%	\$7,296,998	\$384,053	\$384,053	0.035479	\$13,626	\$258,890
3	\$7,681,050	\$7,681,050	\$7,681,050	\$7,681,050	80%	20%	\$6,144,840	\$1,536,210	\$1,536,210	0.035479	\$54,503	\$218,013
4	\$7,681,050	\$7,681,050	\$7,681,050	\$7,681,050	65%	35%	\$4,992,683	\$2,688,368	\$2,688,368	0.035479	\$95,381	\$177,135
5	\$7,681,050	\$7,681,050	\$7,681,050	\$7,681,050	50%	50%	\$3,840,525	\$3,840,525	\$3,840,525	0.035479	\$136,258	\$136,258
6	\$7,681,050	\$7,681,050	\$7,681,050	\$7,681,050	40%	60%	\$3,072,420	\$4,608,630	\$4,608,630	0.035479	\$163,510	\$109,006
7	\$7,681,050	\$7,681,050	\$7,681,050	\$7,681,050	30%	70%	\$2,304,315	\$5,376,735	\$5,376,735	0.035479	\$190,761	\$81,755
8	\$7,681,050	\$7,681,050	\$7,681,050	\$7,681,050	20%	80%	\$1,536,210	\$6,144,840	\$6,144,840	0.035479	\$218,013	\$54,503
9	\$7,681,050	\$7,681,050	\$7,681,050	\$7,681,050	10%	90%	\$768,105	\$6,912,945	\$6,912,945	0.035479	\$245,264	\$27,252
10	\$7,681,050	\$7,681,050	\$7,681,050	\$7,681,050	5%	95%	\$384,053	\$7,296,998	\$7,296,998	0.035479	\$258,890	\$13,626
11	\$7,681,050	\$7,681,050	\$7,681,050	\$7,681,050	0%	100%	\$0	\$7,681,050	\$7,681,050	0.035479	\$272,516	\$0

TOTAL TAX SAVED REAL PROPERTY (10 yrs on 10 yr deduction) **\$1,348,954**
 TOTAL TAX PAID REAL PROPERTY (10yrs on 10 yr deduction) **\$1,648,722**

NOTE: Above calculations assume a constant tax rate over the abatement period. Time value of money is not considered.

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **GH Land Company, LLC is requesting the designation of an Economic Revitalization Area for eligible real property improvements in the amount of \$7,681,050. GH Land Company, LLC will build a 150,000 square foot speculative building that could be expanded to up to 240,000 square feet for an end user.**

EFFECT OF PASSAGE: **Investment of \$7,681,050 and a new 150,000 square foot speculative building.**

EFFECT OF NON-PASSAGE: **Potential loss of investment and new speculative building.**

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

ASSIGNED TO COMMITTEE (PRESIDENT): **John Crawford and Jason Arp**

BILL NO. R-19-01-05

REPORT OF COMMITTEE ON FINANCE

January 8, 2019

JASON APP **Chair**

RUSS JEAL **Co-Chair**

All Council Members

A Declaratory Resolution designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 8611 Avionics Drive, Fort Wayne, Indiana 46809

GH Land Company, LLC

This Resolution is to be Introduced, Discussed and Voted for Passage this evening

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

_____	<i>J. App</i>	_____	_____
_____	<i>Russ Jeal</i>	_____	_____
<i>[Signature]</i>	_____	_____	_____
<i>[Signature]</i>	_____	_____	_____
<i>[Signature]</i>	_____	_____	_____
<i>[Signature]</i>	_____	_____	_____
<i>[Signature]</i>	_____	_____	_____
<i>[Signature]</i>	_____	_____	_____
<i>[Signature]</i>	_____	_____	_____
<i>[Signature]</i>	_____	_____	_____

**LANA R. KEESLING
CITY CLERK**

Lana R. Keesling

Public Hearing Date: N/A

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-19-01-05 on the 8th day of January, 2019



LANA R. KEESLING
CITY CLERK



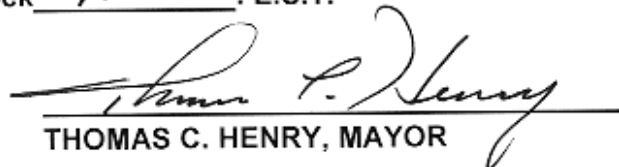
PRESIDING OFFICER

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