

**A CONFIRMING RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 3913 Engleton Drive Fort Wayne, Indiana 46804 (Nick Dancer Concrete LLC dba Dancer Concrete Design)**

**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 retain 12 full-time jobs and four part-time jobs for an annual payroll of \$589,560 with an average salary of \$36,847 and create nine full-time and four part-time jobs with a new annual payroll of \$388,360 with the new average annual salary being \$29,873; and

**WHEREAS**, the total estimated project cost is \$650,000; and

**WHEREAS**, a recommendation has been received from the Committee on Finance; 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 a deduction of the assessed value of real estate improvements to be made between March 1, 2019 and August 31, 2019.

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

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

(a) If the proposed development does not occur, the approximate current year tax rates for this site would be \$3.5479/\$100.

(b) If the proposed development occurs and no deduction is granted, the approximate current year tax rate for the site would be \$3.5479/\$100 (the change would be negligible).

(c) If the proposed development occurs, and a deduction percentage of fifty percent (50%) is assumed, the approximate current year tax rate for the site would be \$3.5479/\$100 (the change would be negligible).

**SECTION 6.** Pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from the assessed value of the real property shall be for a period of five years.

**SECTION 7.** The deduction schedule from the assessed value of the real 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%

**SECTION 8.** 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 9.** 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 with the deduction application. For 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 10.** The performance report must contain the following information

- A. The cost and description of real property improvements.
- 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 property deductions.
- F. The tax savings resulting from the real property being abated.

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

**SECTION 12.** 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 12 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 13.** 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

PARCEL I:

Lot Number L in the Secondary Plat of Engle Ridge North, an addition to the City of Fort Wayne according to the plat thereof, recorded in Plat Cabinet B, Page 91, in the Office of the Recorder of Allen County, Indiana.

PARCEL II:

Part of the Southeast Quarter of Section 17, Township 30 North, Range 12 East in Allen County, Indiana, described as follows:

Commencing at the Southeast corner of the Southeast Quarter of said Section 17; thence North 00 degrees 23 minutes 00 seconds West, on the East line of said Southeast Quarter, 882.00 feet to the Northeast corner of a 9.20 acre tract of real estate described in Deed Book 475, page 483 as found in the Office of the recorder of Allen County, Indiana, said point also being the Point of Beginning; thence South 74 degrees 22 minutes 38 seconds West, on the North line of said 9.20 acre tract, 516.14 (517 feet recorded) to the Northwest corner of said 9.20 acre tract; thence North 00 degrees 23 minutes 00 seconds West, parallel with the East line of said Southeast Quarter, 207.29 feet (216 feet recorded) to a point located 359.90 feet South (359 feet recorded) of the North line of the South Half of said Southeast quarter; thence North 74 degrees 22 minutes 38 seconds East, on a line parallel with and 200 feet Northwest of the aforesaid South line, 516.14 (517 feet recorded) to a point on the East line of said Southeast Quarter; thence south 00 degrees 23 minutes 00 seconds East, on said East line, 207.20 feet (216.02 feet recorded), to the Point of Beginning except the East 25 feet thereof for the right of way of Ardmore Avenue, containing, after said exception, 2.25 acres, more or less, and subject to easements and rights of way of record.

**Civil City**

**2019 Vehicle and Equipment  
Lease Financing**

**Principal Amount:**

\$10,200,000

**SEMI-ANNUAL PAYMENTS**

	INT RATE	PROPOSAL EXPIR	# OF PYMTS	STATED SEMI-ANNUAL PAYMENT	CALCULATED TOTAL PAYMENTS	STATED TOTAL PAYMENTS	COST OF FINANCING	OTHER FEES	TOTAL COST OF FINANCING	Payments Commencing
J P Morgan Chase Bank	2.696%	4/22/2019	14	\$804,174.88	\$11,258,406.32	\$11,258,406.32	\$1,058,406.32	\$0.00	\$1,058,406.32	10/7/2019
PNC Bank	2.790%	4/30/2019	14	\$807,084.00	\$11,299,176.00	\$11,299,176.00	\$1,099,176.00	\$0.00	\$1,099,176.00	10/12/2019
State Bank	3.460%	6/20/2019	14	\$827,010.49	\$11,578,146.86	\$11,578,146.86	\$1,378,146.86	\$0.00	\$1,378,146.86	10/10/2019
Star Financial	3.700%	4/12/2019	14	\$834,173.19	\$11,678,424.66	\$11,678,424.70	\$1,478,424.66	\$5,100.00	\$1,483,524.66	10/12/2019
Wells Fargo Bank	4.430%	4/5/2019	14	\$827,211.03	\$11,580,954.42	\$11,580,954.42	\$1,380,954.42	\$0.00	\$1,380,954.42	10/7/2019

Difference between 2 lowest

\$40,769.68

Difference between lowest & highest

\$322,548.10

Requests for proposals sent:

9

Number of responses received:

5

**Requests sent to:**

- |                              |                            |
|------------------------------|----------------------------|
| Mr. Dave Beatty              | Fifth Third Bank           |
| Michael J. Lucas             | Chase Equipment Financing  |
| Allan Zuelke                 | PNC Bank                   |
| Jeff Dysert                  | STAR Financial             |
| Carnalyn M Treadway          | Lake City Bank             |
| Jon Painter                  | 1st Source Bank            |
| Kimberly Howard/David Offord | Wells Fargo Bank           |
| David Penoff                 | TCF Equipment Finance Inc. |

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 Accugear, Inc. for eligible real and personal property improvements in the amount of \$13,000,000. Accugear, Inc. will expand its current facility with a 67,000 square foot addition. New personal property manufacturing equipment will be leased and installed.**

EFFECT OF PASSAGE: **Investment of \$13,000,000, the creation of 60 full-time positions with an annual payroll of \$2,373,000 and the retention of 92 full-time and nine part-time positions with a total annual payroll of \$4,773,703.**

EFFECT OF NON-PASSAGE: **Potential loss of investment and the creation of 60 full-time positions with an annual payroll of \$2,373,000 and the retention of 92 full-time and nine part-time positions with a total annual payroll of \$4,773,703.**

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

ASSIGNED TO COMMITTEE (CO-CHAIRS): **Russ Jehl and Jason Arp**

# The Journal Gazette

Account # 1063561 - 1354617

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 \$ 0.473 cents per line \$ 25.54

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** \$ 25.54

### 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:

3/15/2019

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*

Donna M. Brotherton  
Legal Clerk

Date: March 15, 2019

ATTACH COPY OF ADVERTISEMENT HERE

**NOTICE OF PUBLIC HEARING  
FORT WAYNE COMMON COUNCIL  
CONFIRMING  
RESOLUTION NO. R-19-03-06**

NOTICE IS HEREBY GIVEN THAT THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA, WILL CONDUCT A PUBLIC HEARING ON MARCH 26, 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. 5-1.1-12.1 FOR A PROPERTY COMMONLY KNOWN AS:

3913 Engleton Drive  
Fort Wayne, Indiana 46804  
Nick Dancer Concrete LLC dba  
Dancer Concrete Design

COMMON COUNCIL WILL CONDUCT A PUBLIC HEARING ON WHETHER THE ABOVE DESCRIBED RESOLUTION SHOULD BE CONFIRMED, MODIFIED AND CONFIRMED, OR RESCINDED ON TUESDAY MARCH 26, 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

3--15 1354617 hspaxlp



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LANA R. KEESLING  
CITY CLERK  
3--15 1354617 hspaxlp

**BILL NO. R-19-03-06**

**REPORT OF COMMITTEE ON FINANCE**

**March 26, 2019**

**Jason Arp 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 3913 Engleton Drive, Fort Wayne, IN 46804

*Nick Dancer Concrete LLC dba Dancer Concrete Design*

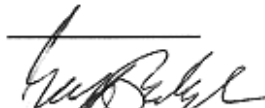
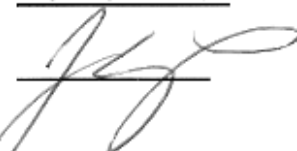
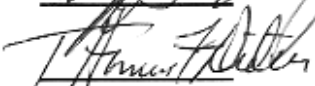
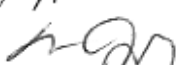
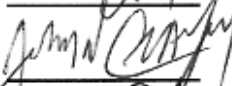


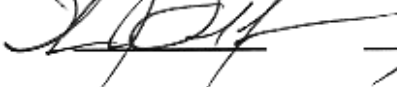

**COMMITTEE ON FINANCE HAVE HAD SAID Ordinance under consideration and beg leave to report back to the Common Council that said Ordinance**

DO PASS

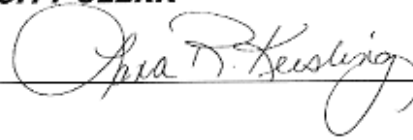
DO NOT PASS

ABSTAIN

NO REC

		_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
_____		_____	_____

**LANA R. KEESLING  
CITY CLERK**



Public Hearing Date: March 26, 2019

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

Read the second time by title and referred to the Finance Committee.

Read the third time in full and on motion by Councilman 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: March 26, 2019

  
LANA R. KEESLING, CITY CLERK

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

Resolution No. R-19-03-06 on the 26th day of March, 2019

  
LANA R. KEESLING  
CITY CLERK

  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 27th of March 2019, at the hour of 9:30 o'clock A.M. E.S.T.

  
LANA R. KEESLING, CITY CLERK

Approved and signed by me this 27<sup>TH</sup> day of MARCH

2019, at the hour of 10:00 o'clock AM E.S.T.

FORT WAYNE, INDIANA  
RECEIVED

MAR 28 2019

LANA R. KEESLING  
CITY CLERK

  
THOMAS C. HENRY, MAYOR