

A RESOLUTION considering a Waiver of Noncompliance for a Late-Filed Application for the Deduction from Assessed Valuation of Structures in Economic Revitalization Areas (Form 322/RE) and a Late-Filed Statement of Benefits Real Estate Improvements (Form CF-1/Real Property) for 9403 Avionics Drive, Fort Wayne, Indiana 46809 (Vita Nonwovens/HBC Realty Corp.)

WHEREAS, Common Council has previously designated and declared by Declaratory Resolution and Confirming Resolution property at 9403 Avionics Drive for Vita Nonwovens/HBC Realty Corp. (Confirming Resolution R-35-18) 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; and

WHEREAS, the original Statement of Benefits and economic revitalization area designation application submitted by Vita Nonwovens/HBC Realty Corp. and approved under Confirming Resolution R-35-18 was for \$9,277,755 in real property improvements and \$9,746,043 in personal property improvements; and

WHEREAS, Vita Nonwovens/HBC Realty Corp.'s application for deduction from assessed valuation of structures in economic revitalization areas (322/RE) and Statement of Benefits (CF-1) for 2019 were not filed in a timely manner with the Allen County Auditor; and

WHEREAS, construction of the real property improvements are complete, Vita Nonwovens/HBC Realty Corp. has completed its pledge to construct real property improvements; and

WHEREAS, the Common Council acknowledges that Vita Nonwovens/HBC Realty Corp. has requested a waiver of noncompliance which the Common Council has the power and authority to approve, under I.C.6-1.1-12.1-9.5 and I.C. 6-1.1-12.1-11.3; and

WHEREAS, I.C. 6-1.1-12.1-9.5 and I.C. 6-1.1-12.1-11.3 permits tax abatement noncompliance events such as the untimely filing of deduction from assessed valuation of structures in economic revitalization areas (Form 322/RE) and statement of benefits (CF-1) paperwork to be waived; and

WHEREAS, Vita Nonwovens/HBC Realty Corp. did file its CF-1 paperwork for personal property approved under Resolution R-35-18 timely with the City of Fort Wayne and, per the information provided, Common Council found Vita Nonwovens/HBC Realty Corp. in substantial compliance with their previously filed Statement of Benefits on June 25, 2019 under Resolution R-23-19; and

WHEREAS, a public hearing of the Common Council has been held on the waiver.

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

~~**SECTION 1. OPTION A** That Vita Nonwovens/HBC Realty Corp.'s request for a waiver of clerical and technical errors and nonconformities with its annual deduction compliance filing requirements is hereby denied and as such the previously approved abatement for real property is terminated. This termination shall have no impact on the personal property for manufacturing, research and development, and information technology equipment property abatement approved under Confirming Resolution R-35-18, said personal property phase-in for manufacturing equipment shall continue.~~

SECTION 1. OPTION B That all clerical and technical errors and nonconformities of Vita Nonwovens/HBC Realty Corp.'s annual deduction compliance filing requirements that are waivable under State and local law, including without limitation those errors and nonconformities described in I.C. 6-1.1-12.1-9.5 and I.C. 6-1.1-12.1-11.3, are hereby waived. The Allen County Auditor shall be supplied with a copy of this Resolution, upon passage, and is instructed to apply the deduction.

3
4 **A RESOLUTION ~~approving considering a Waiver of~~
5 ~~Noncompliance for a Late-Filed Application for the~~
6 ~~Deduction from Assessed Valuation of Structures in~~
7 ~~Economic Revitalization Areas (Form 322/RE) and a Late-~~
8 ~~Filed Statement of Benefits Real Estate Improvements~~
9 ~~(Form CF-1/Real Property) for 9403 Avionics Drive, Fort~~
10 ~~Wayne, Indiana 46809 (Vita Nonwovens/HBC Realty Corp.)~~**

11 **WHEREAS**, Common Council has previously designated and declared by Declaratory
12 Resolution and Confirming Resolution property at 9403 Avionics Drive for Vita Nonwovens/HBC
13 Realty Corp. (Confirming Resolution R-35-18) under Sections 153.13-153.24 of the Municipal
14 Code of the City of Fort Wayne, Indiana, and I.C. 6-1.1-12.1; and

15 **WHEREAS**, the original Statement of Benefits and economic revitalization area
16 designation application submitted by Vita Nonwovens/HBC Realty Corp. and approved under
17 Confirming Resolution R-35-18 was for \$9,277,755 in real property improvements and
18 \$9,746,043 in personal property improvements; and

19 **WHEREAS**, ~~representatives of Vita Nonwovens/HBC Realty Corp.'s have informed the~~
20 ~~City of Fort Wayne that their application for deduction from assessed valuation of structures in~~
21 ~~economic revitalization areas (322/RE) and Statement of Benefits (CF-1) for 2019 were not filed~~
22 ~~in a timely manner with the Allen County Auditor Statement of Benefits Real Estate Improvements~~
23 ~~(Form CF-1/Real Property) for 2019 was not filed in a timely manner; and~~

24 **WHEREAS**, ~~this oversight was an unusual occurrence for Vita Nonwovens/HBC Realty~~
25 ~~Corp.; and~~

26 **WHEREAS**, ~~construction of the real property improvements are complete, Vita~~
27 ~~Nonwovens/HBC Realty Corp. has completed its pledge to construct real property improvements;~~
28 ~~and~~

29 ~~the Common Council finds that Vita Nonwovens/HBC Realty Corp. has completed its pledge to~~
30 ~~construct the real property improvements; and~~

~~_____ WHEREAS, the Common Council finds that Vita Nonwovens/HBC Realty Corp. is in~~
~~progress to completing its pledge install new personal property improvements; and~~

~~_____ WHEREAS, the Common Council acknowledges that Vita Nonwovens/HBC Realty Corp.~~
~~has requested a waiver of noncompliance which the Common Council has the power and~~
~~authority to approve, under I.C. 6-1.1-12.1-9.5 and I.C. 6-1.1-12.1-11.3; and~~

~~_____ WHEREAS, the Common Council intends that Vita Nonwovens/HBC Realty Corp.~~
~~receive the tax abatement benefits to which they would have been entitled had no non-~~
~~compliance event occurred, so long as the waiver of non-compliance and the granting of those~~
~~benefits does not prejudice the City of Fort Wayne; and~~

~~_____ WHEREAS, the Common Council has concluded that granting of the ERA deduction for~~
~~2019 payable 2020 tax year would not create a strain on the City of Fort Wayne's fiscal budget;~~
~~and~~

~~_____ WHEREAS, I.C. 6-1.1-12.1-9.5 and I.C. 6-1.1-12.1-11.3 permits tax abatement~~
~~noncompliance events such as the untimely filing of deduction from assessed valuation of~~
~~structures in economic revitalization areas (Form 322/RE) and statement of benefits (CF-1)~~
~~paperwork to be waived; and~~

~~_____ WHEREAS, Vita Nonwovens/HBC Realty Corp. did file its CF-1 paperwork for personal~~
~~property approved under Resolution R-35-18 timely with the City of Fort Wayne and, per the~~
~~information provided, Common Council found Vita Nonwovens/HBC Realty Corp. in substantial~~
~~compliance with their previously filed Statement of Benefits on June 25, 2019 under Resolution~~
~~R-23-19; and~~

~~_____ WHEREAS, the non-compliance event has been corrected and a public hearing of the~~
~~Common Council has been held on the waiver.~~

Formatted: Font: Not Bold

Formatted: Font: Not Bold

Formatted: Indent: First line: 0.5"

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

3 SECTION 1. OPTION A That Vita Nonwovens/HBC Realty Corp.'s request for a waiver of
4 clerical and technical errors and nonconformities with its annual deduction compliance filing
5 requirements is hereby denied and as such the previously approved abatement for real property
6 is terminated. This termination shall have no impact on the personal property for manufacturing,
7 research and development, and information technology equipment property abatement approved
8 under Confirming Resolution R-35-18, said personal property phase-in for manufacturing,
9 equipment shall continue.

10 SECTION 1. OPTION B That all clerical and technical errors and nonconformities of Vita
11 Nonwovens/HBC Realty Corp.'s annual deduction compliance filing requirements that are
12 waivable under State and local law, including without limitation those errors and nonconformities
13 described in I.C. 6-1.1-12.1-9.5 and C. 6-1.1-12.1-11.3, are hereby waived. The Allen County
14 Auditor shall be supplied with a copy of this Resolution, upon passage, and is instructed to apply
15 the deduction.

16 ~~SECTION 1.—That, Common Council hereby waives all clerical and technical errors and~~
17 ~~nonconformities that are waiveable under State and local law, including without limitation those~~
18 ~~errors and nonconformities described in I.C. 6-1.1-12.1-9.5 and I.C. 6-1.1-12.1-11.3.~~

19 ~~SECTION 2.—As authorized by I.C. 6-1.1-12.1-9.5(d), the Common Council will permit Vita~~
20 ~~Nonwovens/HBC Realty Corp. to receive the real property economic revitalization area~~
21 ~~deductions for 2019 payable 2020 under Confirming Resolution R-35-18. The Allen County~~
22 ~~Auditor shall be supplied with a copy of this Resolution, upon passage, and instructed to apply~~
23 ~~the deduction amounts in accordance with this schedule. This resolution shall have no effect on~~
24 ~~the assessed value, tax abatement deductions or taxes payable with respect to Vita~~
25 ~~Nonwovens/HBC Realty Corp.'s personal property.~~

26 ~~SECTION 32. That, this Resolution shall be in full force and effect from and after its passage~~
27 ~~and any and all necessary approval by the Mayor.~~

28 _____
29 Member of Council

30 APPROVED AS TO FORM AND LEGALITY

Carol Helton, City Attorney

A RESOLUTION approving a Waiver of Noncompliance for a Late-Filed Statement of Benefits Real Estate Improvements (Form CF-1/Real Property) for 9403 Avionics Drive, Fort Wayne, Indiana 46809 (Vita Nonwovens/HBC Realty Corp.)

WHEREAS, Common Council has previously designated and declared by Declaratory Resolution and Confirming Resolution property at 9403 Avionics Drive for Vita Nonwovens/HBC Realty Corp. (Confirming Resolution R-35-18) 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; and

WHEREAS, the original Statement of Benefits and economic revitalization area designation application submitted by Vita Nonwovens/HBC Realty Corp. and approved under Confirming Resolution R-35-18 was for \$9,277,755 in real property improvements and \$9,746,043 in personal property improvements; and

WHEREAS, representatives of Vita Nonwovens/HBC Realty Corp. have informed the City of Fort Wayne that their Statement of Benefits Real Estate Improvements (Form CF-1/Real Property) for 2019 was not filed in a timely manner; and

WHEREAS, this oversight was an unusual occurrence for Vita Nonwovens/HBC Realty Corp.; and

WHEREAS, the Common Council finds that Vita Nonwovens/HBC Realty Corp. has completed its pledge to construct the real property improvements; and

WHEREAS, the Common Council finds that Vita Nonwovens/HBC Realty Corp. is in progress to completing its pledge install new personal property improvements; and

WHEREAS, the Common Council acknowledges that Vita Nonwovens/HBC Realty Corp. has requested a waiver of noncompliance which the Common Council has the power and authority to approve, under I.C. 6-1.1-12.1-9.5 and I.C. 6-1.1-12.1-11.3; and

WHEREAS, the Common Council intends that Vita Nonwovens/HBC Realty Corp. receive the tax abatement benefits to which they would have been entitled had no non-compliance event occurred, so long as the waiver of non-compliance and the granting of those benefits does not prejudice the City of Fort Wayne; and

WHEREAS, the Common Council has concluded that granting of the ERA deduction for 2019 payable 2020 tax year would not create a strain on the City of Fort Wayne's fiscal budget; and

WHEREAS, I.C. 6-1.1-12.1-9.5 and I.C. 6-1.1-12.1-11.3 permit tax abatement noncompliance events such as the untimely filing of statement of benefits (CF-1) paperwork to be waived; and

WHEREAS, the non-compliance event has been corrected and a public hearing of the Common Council has been held on the waiver.

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

SECTION 1. That, Common Council hereby waives all clerical and technical errors and nonconformities that are waiveable under State and local law, including without limitation those errors and nonconformities described in I.C. 6-1.1-12.1-9.5 and I.C. 6-1.1-12.1-11.3.

SECTION 2. As authorized by I.C. 6-1.1-12.1-9.5(d), the Common Council will permit Vita Nonwovens/HBC Realty Corp. to receive the real property economic revitalization area deductions for 2019 payable 2020 under Confirming Resolution R-35-18. The Allen County Auditor shall be supplied with a copy of this Resolution, upon passage, and instructed to apply the deduction amounts in accordance with this schedule. This resolution shall have no effect on the assessed value, tax abatement deductions or taxes payable with respect to Vita Nonwovens/HBC Realty Corp.'s personal property.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

SECTION 2. 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 AND LEGALITY

Carol Helton, City Attorney

Admn. Appr. _____

DIGEST SHEET

TITLE OF RESOLUTION: Resolution Approving a Waiver of Non-compliance for a Late-Filed Statement of Benefits Real Estate Improvements (Form CF-1/Real Property) for Vita Nonwovens/HBC Realty Corp.

DEPARTMENT REQUESTING RESOLUTION: Community Development Division

SYNOPSIS OF RESOLUTION: This is to approve a waiver of non-compliance for late-filed real property statement of benefits for Vita Nonwovens/HBC Realty Corp.

EFFECT OF PASSAGE: Approval of this resolution and granting of a waiver of non-compliance will allow Vita Nonwovens/HBC Realty Corp. to retain their real property economic revitalization area deductions.

EFFECT OF NON-PASSAGE: Potential loss of future development by Vita Nonwovens/HBC Realty Corp.

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 - 1366929

Allen County, Indiana

FW City Clerk's Office

ATTACH COPY OF ADVERTISEMENT HERE

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	38

COMPUTATION OF CHARGES

<u>38</u> lines, <u>1</u> column(s) wide equals	
<u>38</u> equivalent lines at \$ <u>0.473</u> cents per line	\$ 17.97
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	\$ 17.97

DATA FOR COMPUTING COST

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

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

I also certify that the printed matter attached hereto is a true copy, of the same column width and type size, which was duly published in said paper 1 times.

The dates of publication being as follows:

8/16/2019

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: August 16, 2019

**NOTICE OF PUBLIC HEARING
FORT WAYNE COMMON COUNCIL
(RESOLUTION NO. R-19-08-17)**

ON AUGUST 27, 2019 AT 5:30 P.M. IN THE CONFERENCE ROOM 030, CITIZENS SQUARE, FORT WAYNE, INDIANA, A PUBLIC HEARING WILL BE HELD ON THE MATTER OF A WAIVER OF NONCOMPLIANCE WITH THE PROCEDURAL REQUIREMENTS OF I.C. 6-1.1-12.1, RELATING TO THE REAL PROPERTY DEDUCTION OF PROPERTY AT 9403 AVIONICS DRIVE FOR VITA NONWOVENS, LLC/HBC REALTY CORPORATION/L&O REAL ESTATE, INC USA.

THE PUBLIC HEARING ON THE WAIVER WILL BE HELD PURSUANT TO I.C. 6-1.1-12.1-9.5 AND I.C. 6-1.1-12.1-11.3.

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 THE CITY OF FORT WAYNE PUBLIC INFORMATION OFFICE (260) 427-1120.
8-16 1365929 hspaklp

The Journal Gazette

Account # 1063561 - 1366929

Allen County, Indiana

FW City Clerk's Office

ATTACH COPY OF ADVERTISEMENT HERE

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	38

COMPUTATION OF CHARGES

<u>38</u> lines, <u>1</u> column(s) wide equals	
<u>38</u> equivalent lines at \$ <u>0.473</u> cents per line	\$ 17.97
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	\$ 17.97

DATA FOR COMPUTING COST

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

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

I also certify that the printed matter attached hereto is a true copy, of the same column width and type size, which was duly published in said paper 1 times.

The dates of publication being as follows:

8/16/2019

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: August 16, 2019

**NOTICE OF PUBLIC HEARING
FORT WAYNE COMMON COUNCIL
(RESOLUTION NO. R-19-08-17)**

ON AUGUST 27, 2019 AT 5:30 P.M. IN THE CONFERENCE ROOM 030, CITIZENS SQUARE, FORT WAYNE, INDIANA, A PUBLIC HEARING WILL BE HELD ON THE MATTER OF A WAIVER OF NONCOMPLIANCE WITH THE PROCEDURAL REQUIREMENTS OF I.C. 6-1.1-12.1, RELATING TO THE REAL PROPERTY DEDUCTION OF PROPERTY AT 5403 AVIONICS DRIVE FOR VITA NONWOVENS, LLC/HBC REALTY CORPORATION/L&O REAL ESTATE, INC USA.

THE PUBLIC HEARING ON THE WAIVER WILL BE HELD PURSUANT TO I.C. 6-1.1-12.1-9.5 AND I.C. 6-1.1-12.1-11.3.

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 THE CITY OF FORT WAYNE PUBLIC INFORMATION OFFICE (260) 427-1120.

8-16 1366929 hspaxlp

BILL NO. R-19-08-17

REPORT OF COMMITTEE ON FINANCE

August 27, 2019

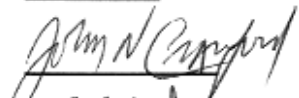





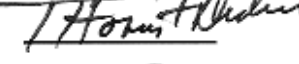
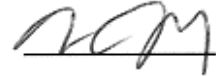
Russ Jehl Chair

Jason Arp Co-Chair

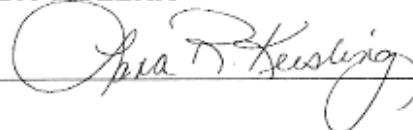
All Council Members

A Resolution approving a Waiver of Noncompliance for a Late-Filed Statement of Benefits Real Estate Improvements (Form CF-1/Real Property) for 9403 Avionics Drive, Fort Wayne, Indiana 46809 (Vita Nonwovens/HBC Realty Corp.)

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

<u>DO PASS</u>	<u>DO NOT PASS</u>	<u>ABSTAIN</u>	<u>NO REC</u>
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
_____	_____	_____	_____

**LANA R. KEESLING
CITY CLERK**



Public Hearing Date: August 27, 2019

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

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

Read the third time in full and on motion by Councilman Jehl, 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FREISTROFFER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HINES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
JEHL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PADDOCK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>


DATED: August 27, 2019



 STACY A. REED, DEPUTY CITY CLERK

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

Resolution No. R-19-08-17AA on the 27th day of August, 2019




 STACY A. REED
 DEPUTY CITY CLERK



 PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 28th of August 2019, at the hour of 12:15 o'clock P.M. E.S.T.



 STACY A. REED, DEPUTY CITY CLERK

Approved and signed by me this 29th day of August 2019, at the hour of 3:00 o'clock Pm E.S.T.



 THOMAS C. HENRY, MAYOR

FORT WAYNE, INDIANA
RECEIVED
 AUG 30 2019
 LANA R. KEESLING
 CITY CLERK