

3 A CONFIRMING RESOLUTION designating an
4 "Economic Revitalization Area" under I.C. 6-1.1-12.1
5 for property commonly known as 310 West Cook Road,
6 Fort Wayne, Indiana 46825 (New Process
7 Corporation/Didier-Coffman Real Estate Holdings,
8 LLC/New Process Graphics, LLC)

9 WHEREAS, Common Council has previously designated and declared by Declaratory
10 Resolution the following described property as an "Economic Revitalization Area" under Sections
11 153.13-153.24 of the Municipal Code of the City of Fort Wayne, Indiana, and I.C. 6-1.1-12.1, to wit:

12 Attached hereto as "Exhibit A" as if a part herein; and

13 WHEREAS, said project will create 25 full-time permanent jobs and four part-time jobs for
14 a total additional annual payroll of \$1,060,000, with the average additional annual job salary being
15 \$36,551 and retain 18 full-time permanent and two part-time jobs with a total current payroll of
16 \$930,000, with the average current annual salary of \$46,500; and

17 WHEREAS, the total estimated project cost is \$1,920,000; and

18 WHEREAS, a recommendation has been received from the Committee on Finance
19 concerning said Resolution; and

20 WHEREAS, notice of the adoption and substance of said Resolution has been published
21 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
22 said Resolution.

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

25 SECTION 1. That, the Resolution previously designating the above described property
26 as an "Economic Revitalization Area" is confirmed in all respects.

27 SECTION 2. That, the hereinabove described property is hereby declared an
28 "Economic Revitalization Area" pursuant to I.C. 6-1.1-12.1, said designation to begin on the
29 effective date of this Resolution and shall terminate on December 31, 2026, unless otherwise
30 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 August 19, 2022 and April 30, 2023 and personal property for new
manufacturing, logistical distribution and information technology equipment improvements to be
made between September 1, 2022 and December 31, 2025. Should any delays occur, an updated
timeframe will be communicated to the Allen County Assessor and Allen County Auditor by
Community Development staff in writing.

SECTION 4. That, the estimate of the number of individuals that will be employed or
whose employment will be retained and the estimate of the annual salaries of those individuals and
the estimate of redevelopment or rehabilitation and estimate of the value of the new manufacturing,
logistical distribution and information technology equipment, all contained in Petitioner's Statement

1 of Benefits are reasonable and are benefits that can be reasonably expected to result from the
2 proposed described instillation of the new manufacturing, logistical distribution and information
3 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 \$3.0707/\$100.
- 8 (b) If the proposed development does occur and no deduction is granted, the approximate
9 current year tax rate for the site would be \$3.0707/\$100 (the change would be
10 negligible).
- 11 (c) If the proposed development occurs, and a deduction percentage of fifty percent (50%)
12 is assumed, the approximate current year tax rate for the site would be \$3.0707/\$100
13 (the change would be negligible).
- 14 (d) If the real estate and personal property for new manufacturing, logistical distribution
15 and information technology equipment is not installed, the approximate current year
16 tax rates for this site would be \$3.0707/\$100.
- 17 (e) If the real estate and proposed personal property for new manufacturing, logistical
18 distribution and information technology equipment is installed and no deduction is
19 granted, the approximate current year tax rate for the site would be \$3.4500/\$100 (the
20 change would be negligible).
- 21 (f) If the real estate and proposed personal property for new manufacturing, logistical
22 distribution and information technology equipment is installed and a deduction
23 percentage of eighty percent (80%) is assumed, the approximate current year tax rate
24 for the site would be \$3.0707/\$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 ten years, and that
27 the deduction from the assessed value of the new manufacturing, logistical distribution and
28 information technology equipment shall be for a period of ten years.

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

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%

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

Year of Deduction	Percentage
1	100%
2	90%
3	80%
4	70%
5	60%
6	50%
7	40%
8	30%
9	20%
10	10%
11	0%

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

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

21 **SECTION 11.** For real property, a deduction application must contain a performance
22 report showing the extent to which there has been compliance with the Statement of Benefits form
23 approved by the Fort Wayne Common Council at the time of filing. This report must be submitted
24 to the Allen County Auditor's Office and the City of Fort Wayne's Community Development Division
25 and must be included in the deduction application. For ten subsequent years, the performance
26 report must be updated each year in which the deduction is applicable at the same time the property
27 owner is required to file a personal property tax return in the taxing district in which the property for
28 which the deduction was granted is located. If the taxpayer does not file a personal property tax
29 return in the taxing district in which the property is located, the information must be provided by
30 May 15.

SECTION 12. The performance report must contain the following information:

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

- C. The total salaries of the employees hired through the end of the preceding calendar year as a result of the deduction.
- D. The total number of employees employed at the facility receiving the deduction.
- E. The total assessed value of the real and/or personal property deductions.
- F. The tax savings resulting from the real and/or personal property being abated.

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

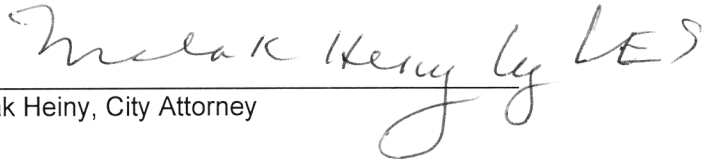
SECTION 14. That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that has received a deduction under section 3 or 4.5 of this chapter may be required to repay the deduction amount as determined by the county auditor in accordance with section 10 of said chapter if the property owner ceases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

SECTION 15. That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.



Member of Council

APPROVED AS TO FORM A LEGALITY



Malak Heiny, City Attorney

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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 New Process Corporation/Didier-Coffman Real Estate Holdings, LLC/New Process Graphics, LLC eligible real and personal property improvements. New Process Corporation/Didier-Coffman Real Estate Holdings, LLC/New Process Graphics, LLC will construct a 10,720 square foot addition to the current facility and purchase and install new manufacturing equipment.**

EFFECT OF PASSAGE: **Investment of \$1,920,000, the creation of 25 full-time permanent jobs and four part-time jobs for a total additional annual payroll of \$1,060,000, with the average additional annual job salary being \$36,551 and retain 18 full-time permanent and two part-time jobs with a total current payroll of \$930,000, with the average current annual salary of \$46,500.**

EFFECT OF NON-PASSAGE: **Potential loss of investment, the creation of 25 full-time permanent jobs and four part-time jobs for a total additional annual payroll of \$1,060,000, with the average additional annual job salary being \$36,551 and retain 18 full-time permanent and two part-time jobs with a total current payroll of \$930,000, with the average current annual salary of \$46,500.**

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

ASSIGNED TO COMMITTEE (CO-CHAIRS): **Sharon Tucker and Russ Jehl**

BILL NO. R-22-09-15

REPORT OF COMMITTEE ON FINANCE

September 27, 2022

Russ Jehl Chair


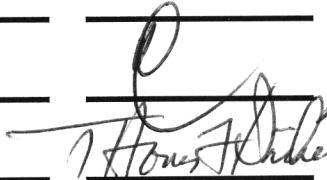
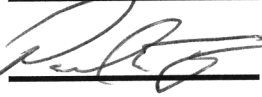

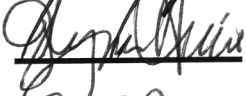



Sharon Tucker Co-Chair

All Council Members

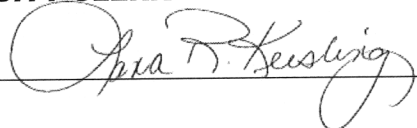
A Confirming Resolution designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 310 West Cook Road, Fort Wayne, Indiana 46825

New Process Corporation/Didier-Coffman Real Estate Holdings, LLC/New Process Graphics, LLC

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

<u>COUNCIL MEMBER</u>	<u>DO PASS</u>	<u>DO NOT PASS</u>	<u>ABSTAIN</u>
ARP			
CHAMBERS			
DIDIER			
ENSLEY			
FREISTROFFER			
HINES			
JEHL			
PADDOCK			
TUCKER			

**LANA R. KEESLING
CITY CLERK**



Public Hearing Date: September 27, 2022

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

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

Read the third time in full and on motion by Councilperson 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CHAMBERS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DIDIER	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
TUCKER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DATED: September 27, 2022

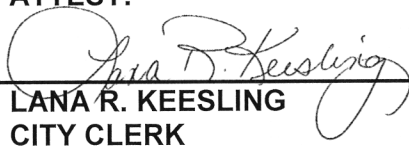


 LANA R. KEESLING, CITY CLERK

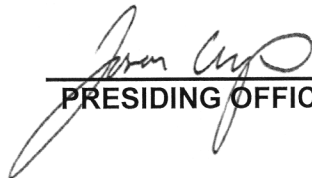
Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as

Resolution No. R-22-09-15 on the 27th day of September, 2022

ATTEST:



 LANA R. KEESLING
 CITY CLERK



 PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 29th of September 2022, at the hour of 9:30 o'clock A.M. E.S.T.



 LANA R. KEESLING, CITY CLERK

Approved and signed by me this 6TH day of OCTOBER 2022, at the hour of 2:30 o'clock P.M. E.S.T.



 THOMAS C. HENRY, MAYOR

