

A CONFIRMING RESOLUTION designating an “Economic Revitalization Area” under I.C. 6-1.1-12.1 for property commonly known as 3710 East State Boulevard, Fort Wayne, Indiana 46805 (Isabelle Gardens, LP/Keller Development, Inc.)

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

Attached hereto as “Exhibit A” as if a part herein; and

WHEREAS, said project will create two part-time, permanent jobs for a total additional annual payroll of \$30,888, with the average additional, annual job salary being \$15,444; and

WHEREAS, the total estimated project cost is \$5,371,000; 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, 2026, 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 May 1, 2023 and July 1, 2024.

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 \$3.0683/\$100.

1 (b) If the proposed development occurs and no deduction is granted, the approximate
2 current year tax rate for the site would be \$3.0683/\$100 (the change would be
3 negligible).

4 (c) If the proposed development occurs, and a deduction percentage of fifty percent (50%)
5 is assumed, the approximate current year tax rate for the site would be \$3.0683/\$100
6 (the change would be negligible).

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

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

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

11 **SECTION 8.** The benefits described in the Petitioner's Statement of Benefits can be
12 reasonably expected to result from the project and are sufficient to justify the applicable deductions.

13 **SECTION 9.** For real property, a deduction application must contain a performance report
14 showing the extent to which there has been compliance with the Statement of Benefits form
15 approved by the Fort Wayne Common Council at the time of filing. This report must be submitted
16 to the Allen County Auditor's Office, and the City of Fort Wayne's Community Development Division
17 and must be included with the deduction application. For subsequent years, the performance
18 report must be updated each year in which the deduction is applicable at the same time the property
19 owner is required to file a personal property tax return in the taxing district in which the property
20 for which the deduction was granted is located. If the taxpayer does not file a personal property tax
21 return in the taxing district in which the property is located, the information must be provided by
22 May 15.

23 **SECTION 10.** The performance report must contain the following information


- 24 A. The cost and description of real property improvements.
 - 25 B. The number of employees hired through the end of the preceding calendar year as a
26 result of the deduction.
 - 27 C. The total salaries of the employees hired through the end of the preceding calendar
28 year as a result of the deduction.
- 29
30

- 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



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 Isabelle Gardens, LP/Keller Development, Inc. for eligible real property improvements. Isabelle Gardens, LP/Keller Development, Inc. will construct a multi-family affordable housing complex consisting of 40 residential apartments. These apartments will be made available to those at 60% or less of the annual area median income.**

EFFECT OF PASSAGE: **Investment of \$5,371,000, the creation of two part-time jobs with an annual payroll of \$30,888.**

EFFECT OF NON-PASSAGE: **Potential loss of investment, the creation of two part-time jobs with an annual payroll of \$30,888.**

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

ASSIGNED TO COMMITTEE (CHAIR AND CO-CHAIR): **Jason Arp and Geoff Paddock**

**NOTICE OF PUBLIC HEARING
FORT WAYNE COMMON COUNCIL**

CONFIRMING RESOLUTION NO. R-23-02-18

NOTICE IS HEREBY GIVEN THAT THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA, WILL CONDUCT A PUBLIC HEARING ON FEBRUARY 28, 2023, AT 5:30 P.M., IN ROOM 035 – COUNCIL COURTROOM – GARDEN LEVEL CITIZENS SQUARE, 200 E. BERRY, FORT WAYNE, INDIANA 46802; DESIGNATING AN ECONOMIC REVITALIZATION AREA UNDER SECTION I.C. 6-1.1-12.1 FOR A PROPERTY COMMONLY KNOWN AS:

**3710 EAST STATE BOULEVARD, FORT WAYNE, INDIANA 46805
(ISABELLE GARDENS, LP/KELLER DEVELOPMENT, INC.)**

COMMON COUNCIL WILL CONDUCT A PUBLIC HEARING ON WHETHER THE ABOVE DESCRIBED RESOLUTION SHOULD BE CONFIRMED, MODIFIED AND CONFIRMED, OR RESCINDED ON TUESDAY FEBRUARY 28, 2023.

IF CONFIRMED, SAID DESIGNATION SHALL EXPIRE DECEMBER 31, 2026.

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*



INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Journal Gazette**.

Notice ID: knqw951ou2Jxx8haRJlk | **Proof Updated: Feb. 15, 2023 at 08:15am EST**
Notice Name: R-23-02-18

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER

Lisa Petretta
lisa.petretta@cityoffortwayne.org
(260) 427-1221

FILING FOR

Journal Gazette

Columns Wide: 1

Ad Class: Legals

02/17/2023: Other 28.94

Subtotal \$28.94

Tax % 0

Total \$28.94

See Proof on Next Page

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3710 EAST STATE BOULEVARD, FORT WAYNE, INDIANA 46805 (ISABELLE GARDENS, LP/KELLER DEVELOPMENT, INC.)

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LANA R. KEESLING
CITY CLERK

2--17 hspaxlp

The Journal Gazette

Account Name
Gov: Fort Wayne City Clerk's Office
Notice ID: knqw951ou2jxx8haRJlk

Allen County, Indiana

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 58

COMPUTATION OF CHARGES

58 lines, 1 column(s) wide equal:

58 equivalent lines at \$ 0.4990 cents per line \$28.94

Additional charges for notices containing rule or tabular work (50 percent of above amount) \$ _____

Electronic processing fee \$0.00

TOTAL AMOUNT OF CLAIM \$28.94

DATA FOR COMPUTING COST

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

Number of insertions 1

Pursuant to the provisions and penalties of IC 5-1-10-1, 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.

The dates of publication being as follows:

2/17/23 _____

Additionally, Newspaper has a Web site and this public notice was posted on the same day as it was published in The Journal Gazette.

Date: 2/17/2023 _____
Bruce McCreary
Legal Clerk

ATTACH COPY OF ADVERTISEMENT

**NOTICE OF PUBLIC HEARING
FORT WAYNE COMMON COUNCIL
CONFIRMING RESOLUTION NO. R-23-02-
18**

NOTICE IS HEREBY GIVEN THAT THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA, WILL CONDUCT PUBLIC HEARINGS ON FEBRUARY 28, 2023 AT 8:30 AM, ROOM 235, JAIL CITY YOUTH ROOM - 900 DENVER AVENUE, FORT WAYNE, INDIANA 46802, DESIGNATING AN ECONOMIC REVITALIZATION AREA UNDER SECTION 16.16-1-1 FOR A PROPERTY COMMONLY KNOWN AS:

**3710 EAST STATE BOULEVARD, FORT WAYNE, INDIANA 46802
(MABELLE GARDENS, LP/KELLER DEVELOPMENT, INC.)**

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LANA R. KEESLING
CITY CLERK

2--17 hspaxlp

REPORT OF COMMITTEE ON FINANCE

February 28, 2023


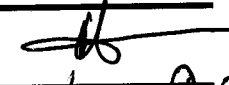




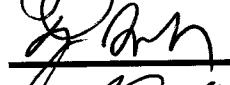


Jason Arp Chair

Geoff Paddock Co-Chair

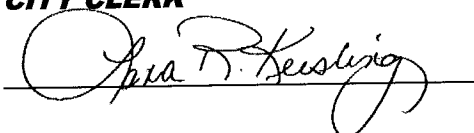
All Council Members

A Confirming Resolution designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 3710 East State Boulevard, Fort Wayne, Indiana 46805 (Isabelle Gardens, LP/Keller Development, Inc.)

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: February 28, 2023

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

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

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

DATED: February 28, 2023




 LANA R. KEESLING, CITY CLERK

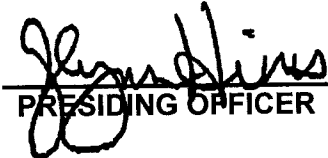
Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as

Resolution No. R-23-02-18 on the 28th day of February, 2023

ATTEST:



 LANA R. KEESLING
 CITY CLERK



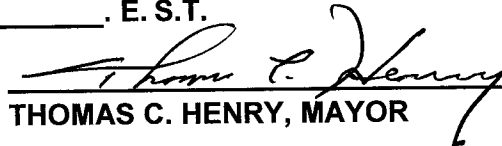
 PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 1st of March 2023, at the hour of 3:20 o'clock P.M. E.S.T.



 LANA R. KEESLING, CITY CLERK

Approved and signed by me this 9TH day of MARCH 2023, at the hour of 2:00 o'clock AM E. S.T.



 THOMAS C. HENRY, MAYOR

