

A DECLARATORY RESOLUTION designating an “Economic Revitalization Area” under I.C. 6-1.1-12.1 for property commonly known as 1216 North Harrison Street, 1228 North Harrison Street and 1302 North Harrison Street, Fort Wayne, Indiana 46802 (Schaab Riverfront, LLC)

WHEREAS, Petitioner has duly filed its petition dated March 8, 2023 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, the total estimated project cost is \$2,600,000; 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, 2026, 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 improvements to be made between March 8, 2023 and December 31, 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.

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

- 3 (a) If the proposed development does not occur, the approximate current year tax rates
4 for this site would be \$3.1530/\$100.
5 (b) If the proposed development does occur and no deduction is granted, the approximate
6 current year tax rate for the site would be \$3.1530/\$100 (the change would be
7 negligible).
8 (c) If the proposed development occurs and a deduction percentage of fifty percent (50%)
9 is assumed, the approximate current year tax rate for the site would be \$3.1530/\$100
10 (the change would be negligible).

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12 confirmed, or rescinded after public hearing and receipt by Common Council of the above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

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

16 **SECTION 8.** The deduction schedule from the assessed value of the real property
17 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%

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

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

23 **SECTION 11.** That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that has
24 received a deduction under section 3 or 4.5 of this chapter may be required to repay the deduction
25 amount as determined by the county auditor in accordance with section 12 of said chapter if the
26 property owner ceases operations at the facility for which the deduction was granted and if the
27 Common Council finds that the property owner obtained the deduction by intentionally providing
28 false information concerning the property owner's plans to continue operation at the facility.
29
30

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Schaab Riverfront, LLC is requesting the designation of an Economic Revitalization Area for eligible real property improvements located in an Economic Development Target Area. Schaab Riverfront, LLC will update the current facility from metal distribution and fabrication to one viable for multiple possible end uses.**

EFFECT OF PASSAGE: **Investment of \$2,600,000 in the Economic Development Target Area.**

EFFECT OF NON-PASSAGE: **Potential loss of investment.**

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

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

MEMORANDUM



TO: City Council
FROM: Carman Young, Economic Development Specialist
DATE: March 22, 2023
RE: Request for designation by Schaab Riverfront, LLC as an ERA for real property improvements.

BACKGROUND

PROJECT ADDRESS:	1302 N. Harrison Street, 1228 N. Harrison Street, 1216 N. Harrison Street	PROJECT LOCATED WITHIN:	EDTA
PROJECT COST:	\$2,600,000	COUNCILMANIC DISTRICT:	5

COMPANY PRODUCT OR SERVICE:	Schaab Riverfront, LLC is a commercial real estate developer.
PROJECT DESCRIPTION:	Schaab Riverfront, LLC will update the facility from metal distribution and fabrication to one viable for multiple possible end uses.

CREATED

RETAINED

JOBS CREATED (FULL-TIME):	0	JOBS RETAINED (FULL-TIME):	0
JOBS CREATED (PART-TIME):	0	JOBS 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?

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 DE, Downtown Edge. The 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?

Explain: The property to be designated will be updated from metal distribution and fabrication to one viable for multiple possible end uses.

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 real property improvements located within an Economic Development Target Area is ten years.

Under Fort Wayne Common Council's tax abatement policies and procedures, Schaab Riverfront, LLC is eligible for a recommended ten year deduction on real property improvements located in an Economic Development Target Area. Attached is a calculation of property taxes saved/paid with the deduction.

PREVIOUSLY APPROVED PHASE-INS

Schaab Riverfront, LLC has not previously applied or been approved for a tax phase-in.

Signed:



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

Schaab Riverfront, LLC

REAL PROPERTY TAX ABATEMENT - 10 yr Schedule

Year	Cash Value	True Tax Value	Assessed Value	Tax Abatement %	Tax Paid %	Deduction	Taxable AV	Tax Rate	Tax Paid	Tax Saved
1	\$2,600,000	\$2,600,000	\$2,600,000	100%	0%	\$2,600,000	\$0	0.03153	\$0	\$81,978
2	\$2,600,000	\$2,600,000	\$2,600,000	95%	5%	\$2,470,000	\$130,000	0.03153	\$4,099	\$77,879
3	\$2,600,000	\$2,600,000	\$2,600,000	80%	20%	\$2,080,000	\$520,000	0.03153	\$16,396	\$65,582
4	\$2,600,000	\$2,600,000	\$2,600,000	65%	35%	\$1,690,000	\$910,000	0.03153	\$28,692	\$53,286
5	\$2,600,000	\$2,600,000	\$2,600,000	50%	50%	\$1,300,000	\$1,300,000	0.03153	\$40,989	\$40,989
6	\$2,600,000	\$2,600,000	\$2,600,000	40%	60%	\$1,040,000	\$1,560,000	0.03153	\$49,187	\$32,791
7	\$2,600,000	\$2,600,000	\$2,600,000	30%	70%	\$780,000	\$1,820,000	0.03153	\$57,385	\$24,593
8	\$2,600,000	\$2,600,000	\$2,600,000	20%	80%	\$520,000	\$2,080,000	0.03153	\$65,582	\$16,396
9	\$2,600,000	\$2,600,000	\$2,600,000	10%	90%	\$260,000	\$2,340,000	0.03153	\$73,780	\$8,198
10	\$2,600,000	\$2,600,000	\$2,600,000	5%	95%	\$130,000	\$2,470,000	0.03153	\$77,879	\$4,099
11	\$2,600,000	\$2,600,000	\$2,600,000	0%	100%	\$0	\$2,600,000	0.03153	\$81,978	\$0

TOTAL TAX SAVED REAL PROPERTY (10 yrs on 10 yr deduction) **\$405,791**
 TOTAL TAX PAID REAL PROPERTY (10 yrs on 10 yr deduction) **\$413,989**

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



CITY OF FT. WAYNE

12/2019

MAR 08 2023

CRY

COMMUNITY DEVELOPMENT

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: \$2,600,000

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: \$2,600,000

GENERAL INFORMATION

Real property taxpayer's name: Schaab Riverfront, LLC

Personal property taxpayer's name: N/A

Telephone number: 260.438.2030

Address listed on tax bill: 6914 Woodcroft Lane, Fort Wayne, IN 46804 (following closing on or about 3/1/2023)

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

Year company was established: 2022

Address of property to be designated: 1302 N. Harrison St., 1228 N. Harrison St., 1216 N. Harrison St. (FW IN 46808)

Real estate property identification number: 02-12-02-204-014.000-074, 02-12-02-204-015.000-074, 02-12-02-204-016.000-074

Contact person name: Donald B. Steininger

Contact person telephone number: 260.438.2030 Contact email: don@steindev.com

Contact person address: 6914 Woodcroft Lane, Fort Wayne, IN 46804

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Donald Steininger	Member	6914 Woodcroft Lane, Fort Wayne, IN 46804	260.438.2030
Doug Wood	Member	6713 Hursh Road, Fort Wayne, IN 46845	260.443.2803
Walter Fuller	Member	10050 Bent Creek Blvd., Fort Wayne, IN 46825	260.489.4389
Hugh Johnston	Member	10050 Bent Creek Blvd., Fort Wayne, IN 46825	260.489.4389
Fred Merritt	Member	1650 West 105th Street, Carmel, IN 46032	317.506.1937

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

NAME	PERCENTAGE
Mr. Donald Steininger	20%
Mr. Doug Wood	20%
Mr. Walter Fuller	20%
Mr. Hugh Johnson	20%
Mr. Fred Merritt	20%

- 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? N/A - end user(s) not yet identified
 What percentage of sales is made to the ultimate customer? N/A - end user(s) not yet identified
 What percentage of sales will be from service calls? N/A - end user(s) not yet identified

What is the percentage of clients/customers served that are located outside of Allen County? N/A - end user(s) not yet identified

What is the company's primary North American Industrial Classification Code (NAICs)? 531120

Describe the nature of the company's business, product, and/or service: The members of Schaab Riverfront, LLC are engaged in real estate development. This project is about the improvement and repurposing of an obsolete building.

Dollar amount of annual sales for the last three years:

Year	Annual Sales
N/A	end user(s) not yet identified

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

Customer Name	City/State	Annual Gross Sales
N/A	end user(s) not yet identified	

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

Supplier Name	City/State	Annual Gross Purchases
N/A	end user(s) not yet identified	

List the company's top three competitors:

Competitor Name	City/State
N/A	end user(s) not yet identified

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

The owner/commercial real estate developer (Schaab Riverfront, LLC) will offer a rehabilitated facility and developed property for yet to be determined end use(s).

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?

This project involves the renovation and conversion of an obsolete industrial building into space for one or more commercial uses to complement the continuing redevelopment of downtown Fort Wayne.

This application covers the creation of "shell" space and the necessary upgrades to host end users.

Work includes installation of elevators, stairwells, restrooms, fire suppression system, and mech. & elec. improvements.

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: The current structure is a three-story building containing approximately 44,000 square feet of space.

Describe the condition of the structure(s) listed above: The interior of the building is functionally obsolete and will be demolished for renovation and the ultimate buildout for as yet unidentified end users. The exterior structure and grounds will be improved to reflect the repurposing of the building.

Describe the improvements to be made to the property to be designated for tax phase-in purposes: In addition to the demolition and "white boxing" as described above, Schaab Riverfront, LLC will be adding two new elevators, three new stairwells, four restrooms, a fire suppression system, and the necessary mechanical, electrical, and plumbing (MEP) upgrades to prepare the building to host tenants. This work is estimated at \$2.6 million. An equal amount will likely be spent on tenant buildouts.

Projected construction start (month/year): 03/2023

Projected construction completion (month/year): 12/2024

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.)

This project will adhere to all applicable federal, state, and municipal statutes, regulations, ordinances and codes, including but not limited to all Indiana and Allen County Building Codes and the Allen County Zoning Ordinance.

Adherence to all applicable federal, state, and municipal statutes, regulations, ordinances and codes will be maintained throughout all design, permitting, contractor licensure, and construction phases of the Property owner's project. Said adherence shall be attested to on the initial tax phase-in application and each annual Compliance with Statement of Benefits Form.

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)

N/A

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:

N/A

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)

What year was the structure built? _____

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.

N/A

This project will adhere to all applicable federal, state, and municipal statutes, regulations, ordinances and codes, including but not limited to all Indiana and Allen County Building Codes and the Allen County Zoning Ordinance. Adherence to all applicable federal, state, and municipal statutes, regulations, ordinances and codes will be maintained throughout all design, permitting, contractor licensure, and construction phases of the Property owner’s project. Said adherence shall be attested to on the initial tax phase-in application and each annual Compliance with Statement of Benefits Form.

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

Retained Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll

Additional Full-Time Employment

Occupation	Occupation Code	Number of Jobs	Total Payroll

PUBLIC BENEFIT INFORMATION

Current Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll

Retained Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll

Additional Part-Time or Temporary Jobs

Occupation	Occupation Code	Number of Jobs	Total Payroll

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 \$1,000
ERA filing fee (both real and personal property improvements)	.1% of total project cost not to exceed \$1,500
ERA filing fee (vacant commercial or industrial building)	\$500
ERA filing fee in an EDTA	\$200
Amendment to extend designation period	\$300
Waiver of non-compliance with ERA filing	\$1,000 + 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 have 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.

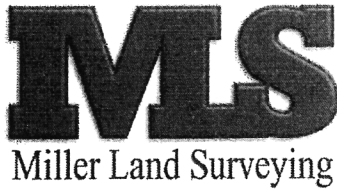
I understand that I must file a correctly completed Compliance with Statement of Benefits Form (CF-1/Real Property for real property improvements, CF-1/PP for personal property improvements, and CF-1/VBD for vacant building deduction) and the Public Benefit Annual Update with the City of Fort Wayne Community 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

Donald B. Steininger
Printed Name and Title of Applicant

March 8, 2023
Date

Return completed application to Community Development staff at 200 E. Berry Street Suite 320 Fort Wayne, IN 46802



Miller Land Surveying, Inc.

Precision and Professionalism is
Where We Draw the Line.

Brett R. Miller, PS, Presiden
Robert J. Marucci, PS

New Original Legal Description 0.666 Acres

Part of Lots Numbered 7, 8, 9, 10 and 11 in Eckhart's, an addition to the City of Fort Wayne, according to the plat thereof, recorded in the Office of the Recorder of Allen County, Indiana in Deed Book 107, Page 522, Part of a vacated Alley in said Eckhart's and also being part of Lot Numbered 206 in the North Side 2nd Supplemental Addition to the City of Fort Wayne, according to the plat thereof, recorded in the Office of the Recorder of Allen County, Indiana in Deed Book 104, Page 512-516, also being part of the Norfolk Southern Railway Company located in Wells Reserve, Wayne Township, Allen County, Indiana, based on an original survey by Brett R. Miller, Indiana Professional Surveyor Number 20300059 of Miller Land Surveying, Inc., Survey No. 22046446, dated December 7, 2022 and being more particularly described as follows:

Beginning at a 5/8" steel rebar with a "Miller Firm #0095" identification cap at the Southwest corner of said Lot Number 11; thence North 00 degrees 58 minutes 09 seconds West (Indiana Geospatial Coordinate System - Allen County bearing and basis of bearings to follow), a distance of 166.00 feet along the West lines of Lots Numbered 11-8 and also being along the East right-of-way line of Harrison Street to a Dura Nail with a "Miller Firm #0095" identification ring on the North line of said Lot Number 8; thence North 88 degrees 51 minutes 37 seconds East, a distance of 5.00 feet (deed) along said North line to a 5/8" steel rebar with a "Miller Firm #0095" identification cap on the East line of an existing tract described in Document Number 206013841 in the Office of the Recorder of Allen County, Indiana; thence North 00 degrees 58 minutes 09 seconds West, a distance of 35.00 feet along said East line to a Dura Nail with a "Miller Firm #0095" identification ring; thence North 88 degrees 51 minutes 37 seconds East, a distance of 155.12 feet to a 5/8" steel rebar with a "Miller Firm #0095" identification cap on the East right-of-way line of a vacated Alley, said point also being on a non-tangent curve, concave to the Northwest, having a radius of 12091.48 feet, thence Southwesterly along said curve and said right-of-way and its Southerly extension thereof a distance of 384.64 feet, having a central angle of 01 degrees 49 minutes 21 seconds, and a chord of 384.62 feet bearing South 22 degrees 58 minutes 29 seconds West to a Dura Nail with a "Miller Firm #0095" identification ring on the South line of an existing 1.703 acre tract described in Document Number 2020073698 in the Office of the Recorder of Allen County, Indiana; thence North 24 degrees 56 minutes 25 seconds West, a distance of 9.90 feet along said South line to a Dura Nail with a "Miller Firm #0095" identification ring on the East right-of-way line Harrison Street; thence North 00 degrees 58 minutes 09 seconds West, a distance of 141.00 feet along said right-of-way line to the Point of Beginning. Containing 0.666 acres, more or less. Subject to easements of record.

Survey Job #22046446
Date: December 7, 2022
For: City of Fort Wayne Redevelopment
Miller Land Surveying, Inc.

EXHIBIT "A"

EXHIBIT A

Depiction and Legal Description of Development Site

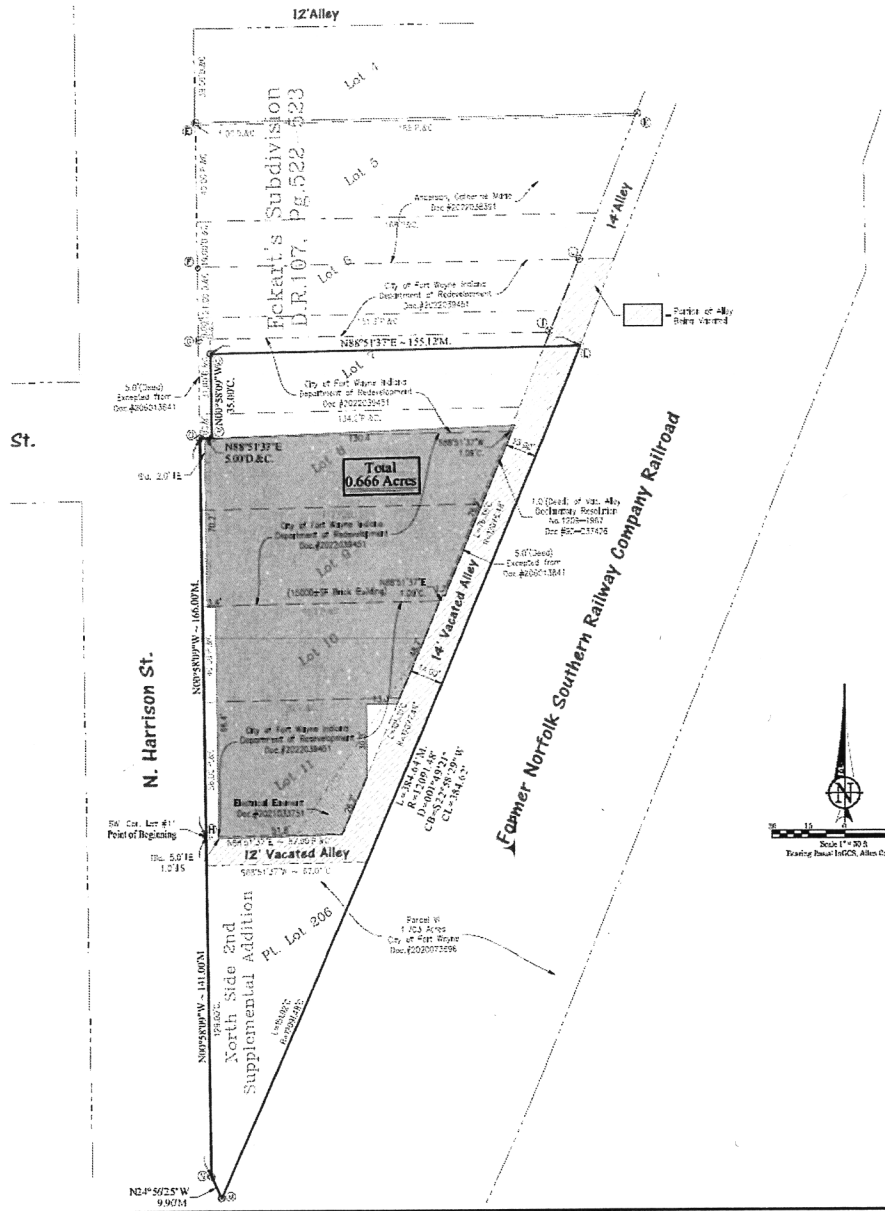


Image taken from an original boundary survey created by Miller Land Surveying on 7 December 2022



**STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS**

State Form 51767 (R7 / 1-21)
Prescribed by the Department of Local Government Finance

CITY OF FT. WAYNE
3-8-23
MAR 08 2023 CLK
COMMUNITY DEVELOPMENT

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:

- 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.
- 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.
- 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 January 1 and May 10 of a subsequent year.
- A property owner who files for the deduction must provide the county auditor and designating body with a 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)
- 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
Schaab Riverfront, LLC

Address of taxpayer (number and street, city, state, and ZIP code)
6914 Woodcraft Lane, Fort Wayne, IN 46804

Name of contact person Donald B. Steininger	Telephone number (260) 438.2030	E-mail address don@steindev.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 1216-1302 North Harrison St., Fort Wayne, IN 46808	County Allen
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) This project involves the renovation and conversion of an obsolete industrial building into space for one or more commercial uses to complement the continuing redevelopment of downtown Fort Wayne. This application covers the creation of "shell" space and the necessary upgrades to host end users.	DLGF taxing district number 074
	Estimated start date (month, day, year) 03/2023
	Estimated completion date (month, day, year) 12/2024

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	250,000.00	265,500.00
Plus estimated values of proposed project	2,600,000.00	
Less values of any property being replaced	0.00	
Net estimated values upon completion of project	2,850,000.00	

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (pounds) <u>0.00</u>	Estimated hazardous waste converted (pounds) <u>0.00</u>
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Other benefits
The area where this project will take place has been underdeveloped for years. As stated above, this project will complement the continuing development of downtown Fort Wayne - especially our riverfront areas.

SECTION 6 TAXPAYER CERTIFICATION

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

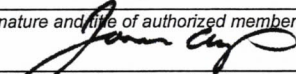
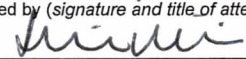
Signature of authorized representative 	Date signed (month, day, year) March 8, 2023
Printed name of authorized representative Donald B. Steininger	Title Member

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, 2026. NOTE: This question addresses whether the resolution contains an expiration date for the designated area.
- 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) 	Telephone number <u>(200) 427-2977</u>	Date signed (month, day, year) <u>04/11/2023</u>
Printed name of authorized member of designating body <u>Jason Arp</u>	Name of designating body <u>City Council</u>	
Attested by (signature and title of attester) 	Printed name of attester <u>Iliana Phillips</u>	

* 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. Except as provided in IC 6-1.1-12.1-18, 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. Except as provided in IC 6-1.1-12.1-18, 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.

**A CONFIRMING RESOLUTION designating an
“Economic Revitalization Area” under I.C. 6-1.1-12.1 for
property commonly known as 1216 North Harrison
Street, 1228 North Harrison Street and 1302 North
Harrison Street, Fort Wayne, Indiana 46802 (Schaab
Riverfront, LLC)**

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, the total estimated project cost is \$2,600,000; 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 March 8, 2023 and December 31, 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 \$3.1530/\$100.
- (b) If the proposed development occurs and no deduction is granted, the approximate current year tax rate for the site would be \$3.1530/\$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 \$3.1530/\$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 ten 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	95%
3	80%
4	65%
5	50%
6	40%
7	30%
8	20%
9	10%
10	5%
11	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

BILL NO. R-23-03-26

REPORT OF COMMITTEE ON FINANCE

March 28, 2023

Jason Arp Chair



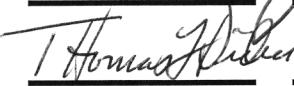

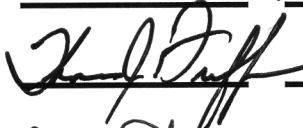


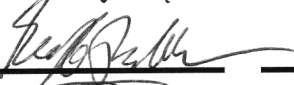

Geoff Paddock Co-Chair

All Council Members

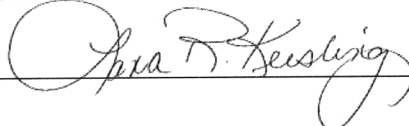
A Declaratory Resolution designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 1216 North Harrison Street, 1228 North Harrison Street and 1302 North Harrison Street, Fort Wayne, Indiana 46802 (Schaab Riverfront, LLC)

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

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: N/A

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: March 28, 2023

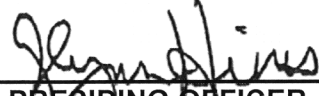

LANA R. KEESLING, CITY CLERK

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

Resolution No. R-23-03-26 on the 28th day of March, 2023

ATTEST:

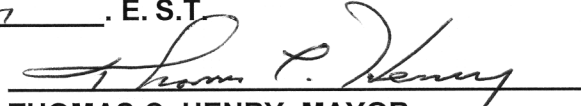

LANA R. KEESLING
CITY CLERK


PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 29th of March 2023, at the hour of 10:50 o'clock A.M. E.S.T.


LANA R. KEESLING, CITY CLERK

Approved and signed by me this 31ST day of MARCH 2023, at the hour of 11:00 o'clock Am E.S.T.


THOMAS C. HENRY, MAYOR

RECEIVED
MAR 31 2023
LANA R. KEESLING
CITY CLERK