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4 **A CONFIRMING RESOLUTION designating an**  
5 **“Economic Revitalization Area” under I.C. 6-1.1-12.1**  
6 **for property commonly known as 1919 West Cook**  
7 **Road, Fort Wayne, Indiana 46818 (Silverado Cook**  
8 **Properties, 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 20 full-time permanent jobs with a total created annual  
14 payroll of \$2,188,992, with the average created annual job salary being \$109,449 and retain 497  
15 full-time, permanent jobs with a total retained annual payroll of \$53,860,340, with the average  
16 retained annual job salary being \$108,370; and

17 **WHEREAS**, the total estimated project cost is \$40,000,000; and

18 **WHEREAS**, a recommendation has been received from the Committee on Finance; and

19 **WHEREAS**, notice of the adoption and substance of said Resolution has been published  
20 in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 and a public hearing has been  
21 conducted on said Resolution.

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

24 **SECTION 1.** That, the Resolution previously designating the above described property  
25 as an “Economic Revitalization Area” is confirmed in all respects.

26 **SECTION 2.** That, the hereinabove described property is hereby declared an  
27 “Economic Revitalization Area” pursuant to I.C. 6-1.1-12.1, said designation to begin on the  
28 effective date of this Resolution and shall terminate on December 31, 2026, unless otherwise  
29 automatically extended in five year increments per I.C. 6-1.1-12.1-9.

30 **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 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:

- 1 (a) If the proposed development does not occur, the approximate current year tax rates  
 2 for this site would be \$3.0707/\$100.
- 3 (b) If the proposed development occurs and no deduction is granted, the approximate  
 4 current year tax rate for the site would be \$3.0707/\$100 (the change would be  
 5 negligible).
- 6 (c) If the proposed development occurs, and a deduction percentage of fifty percent (50%)  
 7 is assumed, the approximate current year tax rate for the site would be \$3.0707/\$100  
 8 (the change would be negligible).

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

11 **SECTION 7.** The deduction schedule from the assessed value of the real property  
 12 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%

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

15 **SECTION 9.** For real property, 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 subsequent years, the performance  
 20 report must be updated each year in which the deduction is applicable at the same time the property  
 21 owner is required to file a personal property tax return in the taxing district in which the property for  
 22 which the deduction was granted is located. If the taxpayer does not file a personal property tax  
 23 return in the taxing district in which the property is located, the information must be provided by  
 24 May 15.

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

- 26 A. The cost and description of real property improvements.
- 27
- 28
- 29
- 30

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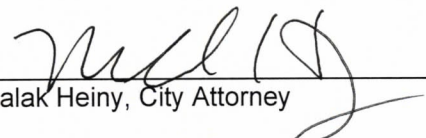
- B. The number of employees hired through the end of the preceding calendar year as a result of the deduction.
- C. The total salaries of the employees hired through the end of the preceding calendar year as a result of the deduction.
- D. The total number of employees employed at the facility receiving 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  
  
\_\_\_\_\_  
Malak Heiny, City Attorney

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 eligible real property improvements. Silverado Cook Properties, LLC will make updates to the existing complex to retain current high-tech tenants and be marketable to future tenants.**

EFFECT OF PASSAGE: **Investment of \$40,00,000 and the creation of 20 full-time permanent jobs with a total created annual payroll of \$2,188,992, with the average created annual job salary being \$109,449 and retain 497 full-time, permanent jobs with a total retained annual payroll of \$53,860,340, with the average retained annual job salary being \$108,370.**

EFFECT OF NON-PASSAGE: **Potential loss of investment and the creation of 20 full-time permanent jobs with a total created annual payroll of \$2,188,992, with the average created annual job salary being \$109,449 and retain 497 full-time, permanent jobs with a total retained annual payroll of \$53,860,340, with the average retained annual job salary being \$108,370.**

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

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

DIGEST SHEET

TITLE OF ORDINANCE: **Declaratory Resolution**

DEPARTMENT REQUESTING ORDINANCE: **Community Development Division**

SYNOPSIS OF ORDINANCE: **Silverado Cook Properties, LLC is requesting the designation of an Economic Revitalization Area for eligible real property improvements. Silverado Cook Properties, LLC will make updates to the existing complex to retain current high-tech tenants and be marketable to future tenants.**

EFFECT OF PASSAGE: **Investment of \$40,000,000 and the creation of 20 full-time permanent jobs with a total created annual payroll of \$2,188,992, with the average created annual job salary being \$109,449 and retain 497 full-time, permanent jobs with a total retained annual payroll of \$53,860,340, with the average retained annual job salary being \$108,370.**

EFFECT OF NON-PASSAGE: **Potential loss of investment and the creation of 20 full-time permanent jobs with a total created annual payroll of \$2,188,992, with the average created annual job salary being \$109,449 and retain 497 full-time, permanent jobs with a total retained annual payroll of \$53,860,340, with the average retained annual job salary being \$108,370.**

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:** May 4, 2023  
**RE:** Request for designation by Silverado Cook Properties, LLC as an ERA for real property improvements.

## BACKGROUND

PROJECT ADDRESS:	<b>1919 West Cook Road</b>	PROJECT LOCATED WITHIN:	<b>N/A</b>
PROJECT COST:	<b>\$40,000,000</b>	COUNCILMANIC DISTRICT:	<b>3</b>

COMPANY PRODUCT OR SERVICE:	<b>Silverado Cook Properties, LLC is a commercial real estate developer.</b>
PROJECT DESCRIPTION:	<b>Silverado Cook Properties, LLC will make updates to the existing complex to retain current high-tech tenants and be marketable to future tenants.</b>

	<b>CREATED</b>	<b>RETAINED</b>
JOBS CREATED (FULL-TIME):	<b>20</b>	JOBS RETAINED (FULL-TIME): <b>497</b>
JOBS CREATED (PART-TIME):	<b>0</b>	JOBS RETAINED (PART-TIME): <b>0</b>
TOTAL NEW PAYROLL:	<b>\$2,188,992</b>	TOTAL RETAINED PAYROLL: <b>\$53,860,340</b>
AVERAGE SALARY (FULL-TIME NEW):	<b>\$109,449</b>	AVERAGE SALARY (FULL-TIME RETAINED): <b>\$108,370</b>

## 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 C-1, Professional Office and Personal Services. 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: Silverado Cook Properties, LLC will make updates to the existing facility to retain current high-tech tenants and be marketable to future tenants.**

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?  
**Explain: Project will create 20 full-time permanent jobs with a total created annual payroll of \$2,188,992, with the average created annual job salary being \$109,449 and retain 497 full-time, permanent jobs for a total retained annual payroll of \$58,860,340, with the average retained, annual job salary being \$108,370.**
- 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 is ten years.

Under Fort Wayne Common Council's tax abatement policies and procedures, Silverado Cook Properties, LLC is eligible for a recommended ten year deduction on real property improvements. Attached is a calculation of property taxes saved/paid with the deduction.

## PREVIOUSLY APPROVED PHASE-INS

R-18-18 Speculative building project that did not occur.

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

**Silverado Cook Properties, LLC**

**REAL PROPERTY TAX ABATEMENT - 10 yr Schedule**

Year	Cash Value	True Tax Value	Assessed Value	Tax Tax Paid		Deduction	Taxable AV	Tax Rate	Tax Paid	Tax Saved
				Abatement %	%					
1	\$40,000,000	\$40,000,000	\$40,000,000	100%	0%	\$40,000,000	\$0	0.030707	\$0	\$1,228,280
2	\$40,000,000	\$40,000,000	\$40,000,000	95%	5%	\$38,000,000	\$2,000,000	0.030707	\$61,414	\$1,166,866
3	\$40,000,000	\$40,000,000	\$40,000,000	80%	20%	\$32,000,000	\$8,000,000	0.030707	\$245,656	\$982,624
4	\$40,000,000	\$40,000,000	\$40,000,000	65%	35%	\$26,000,000	\$14,000,000	0.030707	\$429,898	\$798,382
5	\$40,000,000	\$40,000,000	\$40,000,000	50%	50%	\$20,000,000	\$20,000,000	0.030707	\$614,140	\$614,140
6	\$40,000,000	\$40,000,000	\$40,000,000	40%	60%	\$16,000,000	\$24,000,000	0.030707	\$736,968	\$491,312
7	\$40,000,000	\$40,000,000	\$40,000,000	30%	70%	\$12,000,000	\$28,000,000	0.030707	\$859,796	\$368,484
8	\$40,000,000	\$40,000,000	\$40,000,000	20%	80%	\$8,000,000	\$32,000,000	0.030707	\$982,624	\$245,656
9	\$40,000,000	\$40,000,000	\$40,000,000	10%	90%	\$4,000,000	\$36,000,000	0.030707	\$1,105,452	\$122,828
10	\$40,000,000	\$40,000,000	\$40,000,000	5%	95%	\$2,000,000	\$38,000,000	0.030707	\$1,166,866	\$61,414
11	\$40,000,000	\$40,000,000	\$40,000,000	0%	100%	\$0	\$40,000,000	0.030707	\$1,228,280	\$0

TOTAL TAX SAVED REAL PROPERTY (10 yrs on 10 yr deduction) **\$6,079,986**  
 TOTAL TAX PAID REAL PROPERTY (10yrs on 10 yr deduction) **\$7,431,094**

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

## Real Property Abatements

Tax Abatement Review System

Silverado Cook Properties, LLC

Points Possible	Points Awarded
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### INVESTMENT (30 points possible)

Total new investment in real property (new structures and/or rehabilitation)

Over \$1,000,000	10	10
\$500,000 to \$999,999	8	
\$100,000 to \$499,999	6	
Under \$100,000	4	

Investment per employee (both jobs created and retained)

\$35,000 or more	10	10
\$18,500 to \$34,999	8	
\$6,250 to \$18,499	6	
\$1,250 to \$6,249	4	
less than \$1,249	2	

Estimated local income taxes generated from jobs retained

\$80,000 or more	5	5
\$30,000 to \$79,999	4	
\$10,000 to \$29,999	3	
\$5,000 to \$9,999	2	
less than \$5,000	1	

Estimated local income taxes generated from jobs created

(Double points for start-up)

\$30,000 or more	5	5
\$10,000 to \$29,999	4	
\$5,000 to \$9,999	3	
\$3,000 to \$4,999	2	
less than \$3,000	1	

### ECONOMIC BASE (20 points possible)

Location Quotient in designated Occupation Code

(use majority Occupation Code of all created and retained jobs)

Greater than 1.0	5	5
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Estimated Percent of Business done outside

Allen County

Greater than 75%	15	15
50% to 74%	10	
25% to 49%	5	

### JOBS (20 points possible)

Total number of permanent jobs retained

Over 250	10	10
100 to 249	8	
50 to 99	6	
25 to 49	4	
10 to 24	2	
1 to 9	1	

Total number of permanent jobs created (Double for start-up)

Over 100	10	
50-99	8	
25-49	6	
10-24	4	4
1 to 9	2	

### WAGES (20 points possible)

Median salary of the jobs created and/or retained

Over \$47,999	20	20
\$43,000 to \$47,999	16	
\$38,000 to \$42,999	12	
\$33,000 to 37,999	8	
\$28,000 to \$32,999	4	
under \$28,000	0	

**BENEFITS (10 points possible)**

Major Medical Plan	7	7
Pension, Tuition Reimbursement, Life Insurance, Dental Insurance,		
Disability Insurance,	3	3

**SUSTAINABILITY**

Construction uses green building techniques (ie LEED Certification)	5	
Construction uses techniques to minimize impact on Combined Sewer Overflows (CSOs)	5	

**Total 94**

**Length of Abatement**

- 20 to 39 points - 3 year abatement
- 40 to 59 points - 5 year abatement
- 60 to 69 points - 7 year abatement
- 70 to 100 points - 10 year abatement

\* If average annual salary of the full-time jobs created by listed occupation is 10% or greater than the current average salary for Allen County and is eligible for a 7 or 10 year abatement, then the applicant is eligible for an alternate deduction schedule.

Real Property Deduction Schedules	Alternative Deduction Real Property Schedules
<b>10 year</b>	<b>10 Year</b>
Year 1: 100%	Year 1: 100%
Year 2: 95%	Year 2: 100%
Year 3: 80%	Year 3: 100%
Year 4: 65%	Year 4: 100%
Year 5: 50%	Year 5: 100%
Year 6: 40%	Year 6: 90%
Year 7: 30%	Year 7: 80%
Year 8: 20%	Year 8: 65%
Year 9: 10%	Year 9: 50%
Year 10: 5%	Year 10: 40%
Year 11: 0%	
<b>7 year</b>	<b>7 Year</b>
Year 1: 100%	Year 1: 100%
Year 2: 85%	Year 2: 100%
Year 3: 71%	Year 3: 100%
Year 4: 57%	Year 4: 100%
Year 5: 43%	Year 5: 100%
Year 6: 29%	Year 6: 71%
Year 7: 14%	Year 7: 43%
Year 8: 0%	
<b>5 year</b>	
Year 1: 100%	
Year 2: 80%	
Year 3: 60%	
Year 4: 40%	
Year 5: 20%	
Year 6: 0%	
<b>3 year</b>	
Year 1: 100%	
Year 2: 66%	
Year 3: 33%	
Year 4: 0%	



CITY OF FT. WAYNE  
CRJ  
APR 28 2023

12/2019

**ECONOMIC REVITALIZATION AREA APPLICATION  
CITY OF FORT WAYNE, INDIANA**

COMMUNITY DEVELOPMENT

APPLICATION IS FOR: (Check appropriate box(es))

Real Estate Improvements

Personal Property Improvements

Vacant Commercial or Industrial Building

Total cost of real estate improvements: \$40,000,000

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: \_\_\_\_\_

**GENERAL INFORMATION**

Real property taxpayer's name: Silverado Cook Properties, LLC

Personal property taxpayer's name: N/A

Telephone number: 260.489.4389

Address listed on tax bill: 10050 Bent Creek Boulevard, Fort Wayne, IN 46825

Name of company to be designated, if applicable: Silverado Cook Properties, LLC

Year company was established: 2015

Address of property to be designated: 1919 West Cook Road, Fort Wayne, IN 46818

Real estate property identification number: 02-07-15-126-017.000-073

Contact person name: Todd Ramsey (Silverado Cook Properties)

Contact person telephone number: 260.438.2483 Contact email: yesmar1234@gmail.com

Contact person address: 10050 Bent Creek Boulevard, Fort Wayne, IN 46825

List company officer and/or principal operating personnel

NAME	TITLE	ADDRESS	PHONE NUMBER
Todd Ramsey	Member	10050 Bent Creek Boulevard, Fort Wayne, IN 46825	260.438.2483
Walter Fuller	Member	10050 Bent Creek Boulevard, Fort Wayne, IN 46825	260.489.4389
Jerome Henry	Member	10050 Bent Creek Boulevard, Fort Wayne, IN 46825	260.489.4389
John Nichols	Member	10050 Bent Creek Boulevard, Fort Wayne, IN 46825	260.489.4389
Hugh Johnston	Member	10050 Bent Creek Boulevard, Fort Wayne, IN 46825	260.489.4389

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

NAME	PERCENTAGE
Mr. Todd Ramsey	20%
Mr. Walter Fuller	20%
Mr. Jerome Henry	20%
Mr. John Nichols	20%
Mr. Hugh Johnston	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? \_\_\_\_\_  
 What percentage of sales is made to the ultimate customer? \_\_\_\_\_  
 What percentage of sales will be from service calls? \_\_\_\_\_

What is the percentage of clients/customers served that are located outside of Allen County? 97% (L3Harris)

What is the company's primary North American Industrial Classification Code (NAICs)? Silverado Cook Properties' NAIC is 233110

Describe the nature of the company's business, product, and/or service: Silverado Cook Properties, LLC is a real estate owner and developer.

Dollar amount of annual sales for the last three years:

Year	Annual Sales
2022	\$2,609,206
2021	\$2,578,062
2020	\$2,486,862

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

Customer Name	City/State	Annual Gross Sales
Tenants:		
L3Harris		
Parkview Health		

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

Supplier Name	City/State	Annual Gross Purchases
N/A		

List the company's top three competitors:

Competitor Name	City/State
Other NE Indiana Real Estate Owners/Developers	

Describe the product or service to be produced or offered at the project site: L3Harris will manufacture payloads for NASA weather missions as well as missile warning/missile defense (MW/MD) products.

\_\_\_\_\_

\_\_\_\_\_

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?

The majority of this complex is 36 years old. Updates are needed to retain current high tech tenants and to be marketable to future tenants.

\_\_\_\_\_

\_\_\_\_\_

## 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: There are three large, interconnected buildings on the east side of the parcel and one smaller building on the west side of the parcel shown in Exhibit A.

Describe the condition of the structure(s) listed above: The existing structure is sound and in relatively good condition, but it is in need of updates to retain existing tenants and attract new ones.

Describe the improvements to be made to the property to be designated for tax phase-in purposes: This ERA Application involves significant improvement to the three interconnected buildings and a direct connection to the adjacent shell building.

Projected construction start (month/year): 05/2023

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)

\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_
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\_\_\_\_\_
\_\_\_\_\_

[ ] 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:

\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_

**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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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](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
Operations	11-xxx, 17-xxx, 43-xxx, 51-xxx	164	\$14,392,640
Engineering	17-xxx	272	\$32,776,000
Management & Support	11-xxx, 13-xxx	61	\$6,691,700

**Retained Full-Time Employment**

Occupation	Occupation Code	Number of Jobs	Total Payroll
Operations	11-xxx, 17-xxx, 43-xxx, 51-xxx	164	\$14,392,640
Engineering	17-xxxx	272	\$32,776,000
Management & Support	11-xxx, 13-xxx	61	\$6,691,700

**Additional Full-Time Employment**

Occupation	Occupation Code	Number of Jobs	Total Payroll
Operations	11-xxx, 17-xxx, 43-xxx, 51-xxx	12	\$1,075,060
Engineering	17-xxxx	5	\$724,832
Management & Support	11-xxx, 13-xxx	3	389,100

**PUBLIC BENEFIT INFORMATION**

**Current Part-Time or Temporary Jobs**

Occupation	Occupation Code	Number of Jobs	Total Payroll
N/A			

**Retained Part-Time or Temporary Jobs**

Occupation	Occupation Code	Number of Jobs	Total Payroll
N/A			

**Additional Part-Time or Temporary Jobs**

Occupation	Occupation Code	Number of Jobs	Total Payroll
N/A			

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 checked="" type="checkbox"/> Major Medical Plan | <input checked="" type="checkbox"/> Disability Insurance |
| <input checked="" type="checkbox"/> Tuition Reimbursement | <input checked="" type="checkbox"/> Life Insurance     | <input checked="" type="checkbox"/> Dental Insurance     |

List any benefits not mentioned above: 401-K, Vision

When will you reach the levels of employment shown above? (month/year): 12/31/2024

**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  
**Todd Ramsey, Member**  
 Printed Name and Title of Applicant  
**04/27/2023**  
 Date

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





**STATEMENT OF BENEFITS  
REAL ESTATE IMPROVEMENTS**

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

CITY OF FT. WAYNE  
CR4

APR 28 2023

COMMUNITY DEVELOPMENT

20__ PAY 20__
FORM SB-1 / Real Property
<b>PRIVACY NOTICE</b>
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:**

1. 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.
2. 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.
3. 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.
4. A property owner who files for the deduction must provide the county auditor and designating body with a Form CF-1/Real Property. The 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)
5. 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 <b>Silverado Cook Properties, LLC</b>		
Address of taxpayer (number and street, city, state, and ZIP code) <b>10050 Bent Creek Boulevard, Fort Wayne, IN 46825</b>		
Name of contact person <b>Todd Ramsey</b>	Telephone number <b>( 260 ) 438-2483</b>	E-mail address <b>yesmar1234@gmail.com</b>

**SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT**

Name of designating body <b>Fort Wayne Common Council</b>	Resolution number
Location of property <b>1919 West Cook Road, Fort Wayne, IN 46818</b>	County <b>Allen</b>
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) <b>This project involves updates to three existing interconnected buildings on the West Cook Road campus. Through a connector to be built as part of this project, those buildings will access a fourth building currently under construction.</b>	DLGF taxing district number <b>073</b>
	Estimated start date (month, day, year) <b>05/2023</b>
	Estimated completion date (month, day, year) <b>12/2024</b>

**SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT**

Current Number	Salaries	Number Retained	Salaries	Number Additional	Salaries
497.00	\$53,860,340.00	497.00	\$53,860,340.00	20.00	\$2,118,992.00

**SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT**

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values	24,500,000.00	9,962,100.00
Plus estimated values of proposed project	40,000,000.00	
Less values of any property being replaced		
Net estimated values upon completion of project	64,500,000.00	

**SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER**

Estimated solid waste converted (pounds) <b>0.00</b>	Estimated hazardous waste converted (pounds) <b>0.00</b>
--	--

Other benefits

**SECTION 6 TAXPAYER CERTIFICATION**

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

Signature of authorized representative 	Date signed (month, day, year) <b>April 27, 2023</b>
Printed name of authorized representative <b>Todd Ramsey</b>	Title <b>Member</b>

**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, 2024 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 ( )	Date signed (month, day, year)
Printed name of authorized member of designating body	Name of designating body	
Attested by (signature and title of attester)	Printed name of attester	

\* 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.

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

**CONFIRMING RESOLUTION NO. R-23-05-13**

NOTICE IS HEREBY GIVEN THAT THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA, WILL CONDUCT A PUBLIC HEARING ON MAY 23, 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:

**1919 West Cook Road, Fort Wayne, Indiana 46818 (Silverado Cook Properties, LLC)**

COMMON COUNCIL WILL CONDUCT A PUBLIC HEARING ON WHETHER THE ABOVE DESCRIBED RESOLUTION SHOULD BE CONFIRMED, MODIFIED AND CONFIRMED, OR RESCINDED ON TUESDAY MAY 23, 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: PcLo47a06m5E5NzScL3s | **Proof Updated: May. 10, 2023 at 10:31am EDT**  
Notice Name: R-23-05-13

See Proof on Next Page

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**

Iliana Phillips  
iliana.phillips@cityoffortwayne.org  
(260) 427-1221

**FILING FOR**

Journal Gazette

**Columns Wide:** 1

**Ad Class:** Legals

05/12/2023: Other 27.94

Subtotal	\$27.94
Tax %	0
<b>Total</b>	<b>\$27.94</b>

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LANA R. KEESLING  
CITY CLERK  
5-12 hspaxlp

# The Journal Gazette

Allen County, Indiana

Account Name  
Gov: Fort Wayne City Clerk's Office  
Notice ID: PcLo47a06m5E5NzScL3s

## PUBLISHER'S CLAIM

ATTACH COPY OF ADVERTISEMENT

### 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 56

### COMPUTATION OF CHARGES

56 lines, 1 column(s) wide equal:  
56 equivalent lines at \$ 0.4990 cents per line \$ 27.94

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

Electronic processing fee \$ 0.00

TOTAL AMOUNT OF CLAIM \$ 27.94

### 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.

The dates of publication being as follows:

5/12/23 \_\_\_\_\_  
 \_\_\_\_\_

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: 5/12/2023

  
 Legal Clerk

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

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LANA R. KEESLING  
CITY CLERK  
5--12 hspaxlp

**BILL NO. R-23-05-13**

**REPORT OF COMMITTEE ON FINANCE**

**May 23, 2023**



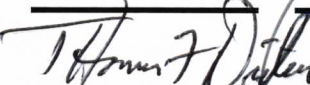


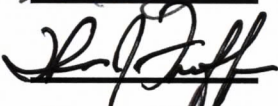

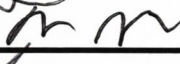


**Jason Arp Chair**

**Geoff Paddock Co-Chair**

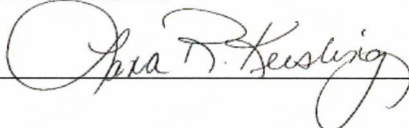
**All Council Members**

A Confirming Resolution designating an "Economic Revitalization Area" under I.C. 6- 1.1-12.1 for property commonly known as 1919 West Cook Road, Fort Wayne, Indiana 46818 - Silverado Cook Properties, 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: 05/23/23

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: May 23, 2023




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LANA R. KEESLING, CITY CLERK

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

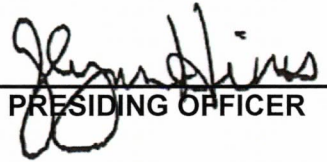
Resolution No. R-23-05-13 on the 23rd day of May, 2023

ATTEST:




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LANA R. KEESLING  
CITY CLERK




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PRESIDING OFFICER

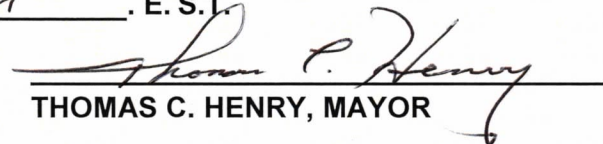
Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 24th of May 2023, at the hour of 10:55 o'clock A.M. E.S.T.




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LANA R. KEESLING, CITY CLERK

Approved and signed by me this 25<sup>th</sup> day of MAY 2023, at the hour of 11:30 o'clock AM E. S.T.




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THOMAS C. HENRY, MAYOR

