

**A RESOLUTION determining SUBSTANTIAL COMPLIANCE OR NON-COMPLIANCE with Statement of Benefits (CF-1) form filing for 2024 for Sipe Steel Rule Die, Inc. for property at 2703 Corrinado Court, Fort Wayne, IN 46808 under Confirming Resolution R-26-22 with an “Economic Revitalization Area” approved under I.C. 6-1.1-12.1**

**WHEREAS**, Common Council has previously designated and declared by Declaratory Resolution and Confirming Resolution with approved Statement of Benefits (hereinafter “SB-1”) forms, certain property for Sipe Steel Rule Die, Inc. 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; and

**WHEREAS**, property owners whose SB-1 form was approved after July 1, 1991 who file a deduction application under Sections 3 and 4.5 of I.C. 6-1.1-12.1 and Section 153.21 of the Municipal Code of the City of Fort Wayne, Indiana, must file a Compliance with Statement of Benefits Form (hereinafter “CF-1”) with the City of Fort Wayne and in some cases either the Allen County Auditor, the Allen County Assessor, or both, showing information on the extent to which there has been compliance with the approved SB-1 form for the project; and

**WHEREAS**, Sipe Steel Rule Die, Inc. has filed CF-1 forms with the City of Fort Wayne and the Allen County Assessor; and

**WHEREAS**, Sipe Steel Rule Die, Inc.’s approved SB-1 form stated that 10 full-time jobs and one part-time job would be retained and five (5) full-time jobs created by December 31, 2022; and

**WHEREAS**, Sipe Steel Rule Die, Inc.’s approved SB-1 form stated \$496,800 in annual payroll would be retained for the ten full-time jobs and one (1) part-time retained job and \$224,000 in annual payroll created for the five full-time jobs to be created; and

**WHEREAS**, Sipe Steel Rule Die, Inc.’s 2024 CF-1 form filing stated that ten full-time jobs have been retained and no (0) full-time jobs have been created; and

**WHEREAS**, Sipe Steel Rule Die, Inc.’s 2024 CF-1 form filing stated \$422,680 in annual payroll for the 10 full-time jobs retained and \$0 in annual payroll for the 0 full-time jobs created; and

1                   **WHEREAS**, Common Council designated the City of Fort Wayne Community  
2 Development Division as the entity for the administration, application, processing and  
3 monitoring of Economic Revitalization Areas under Section 153.13 of the Municipal Code  
4 of the City of Fort Wayne; and

5                   **WHEREAS**, Common Council has defined substantial compliance under Section  
6 153.21 of the Municipal Code of the City of Fort Wayne as:

- 7                   1. Meeting 75% or more of the numbers of full-time and/or part-time jobs stated  
8 to be created or retained as delineated in the original Statement of Benefits  
9 Form (SB-1) approved by Common Council; and
- 10                  2. Meeting 75% or more of the total payroll stated to be created or retained as  
11 delineated in the original Statement of Benefits Form (SB-1) approved by  
12 Common Council; and

13                  **WHEREAS**, meeting 75% of the ten full-time jobs and one part-time job to be  
14 retained and five full-time jobs to be created means retaining seven (7) full-time jobs and  
15 creating three full-time jobs; and

16                  **WHEREAS**, meeting 75% of the \$496,800 retained annual payroll means  
17 \$372,600 in retained annual payroll and 75% of the \$224,000 in created annual payroll  
18 means \$168,000 in created annual payroll; and

19                  **WHEREAS**, Common Council will determine no later than forty-five (45) days after  
20 receipt of the CF-1 form that an approved business has either failed to substantially  
21 comply or has substantially complied with the original SB-1 form approved by Common  
22 Council; and

23                  **WHEREAS**, Common Council made a determination on June 25, 2024 that Sipe  
24 Steel Rule Die, Inc. was not in substantial compliance as a result of its failure to retain at  
25 least five (5) full-time jobs with a retained annual payroll of at least \$372,600 and create  
26 at least three new full-time jobs with at least \$168,000 in created annual payroll; and

27                  **WHEREAS**, Council directed the Community Development Division to mail written  
28 notice to Sipe Steel Rule Die, Inc. explaining the reasons for Council's determination and  
29 a date, time, place of a hearing to be conducted by Council for the purpose of further  
30 considering Sipe Steel Rule Die, Inc.'s compliance with Statement of Benefits; and

**WHEREAS**, the aforementioned notice was properly prepared and served upon  
Sipe Steel Rule Die, Inc. to appear before Council on August 6, 2024 at 5:30pm in Room  
030 at Citizen's Square 200 E. Berry Street Fort Wayne, IN; and

**WHEREAS**, Sipe Steel Rule Die, Inc. [appeared/failed to appear] before Common  
Council on August 6, 2024 to provide additional information concerning compliance.

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

3                   **SECTION 1.** That, Common Council finds that the CF-1 form filed by Sipe Steel  
4 Rule Die, Inc. with an approved Economic Revitalization Area for 2024 is not in substantial  
5 compliance pursuant to I.C. 6-1.1-12.1 and Section 153.21 of the Municipal Code of the  
6 City of Fort Wayne for failure to create 75% of the five full-time jobs, or three (3) full-time  
7 jobs and create 75% of the \$224,000, or \$168,000, in annual payroll that was stated that  
8 would be generated by the created jobs.

9                   ~~**SECTION 2a.** Sipe Steel Rule Die, Inc. failed to appear and otherwise testify and  
10 therefore Council confirms its determination of June 25, 2024 that Sipe Steel Rule Die,  
11 Inc. has failed to substantially comply pursuant to IC 6-1.1-12.1 and Section 153.21 of the  
12 Municipal Code of the City of Fort Wayne as detailed in Section 1 above. Council therefore  
13 finds that Sipe Steel Rule Die, Inc. has failed to substantially comply and said failure was  
14 not caused by factors outside of Sipe Steel Rule Die, Inc.'s control. As a result of said  
15 failure, Sipe Steel Rule Die, Inc.'s deduction/abatement under R-26-22 is hereby  
16 terminated.~~

17                   **SECTION 2b.** That Sipe Steel Rule Die, Inc. appeared and testified at the hearing  
18 and from its testimony it was determined that notwithstanding Sipe Steel Rule Die, Inc.'s  
19 failure to substantially comply as detailed in Section 1 above that Sipe Steel Rule Die, Inc.  
20 did make reasonable efforts to substantially comply with the statement of benefits and  
21 Sipe Steel Rule Die, Inc.'s failure to substantially comply was caused by factors beyond  
22 the control of Sipe Steel Rule Die, Inc. Therefore, the continuation of Sipe Steel Rule Die,  
23 Inc.'s deduction/abatement under R-26-22 is hereby approved.

24                   ~~**SECTION 2c.** That Sipe Steel Rule Die, Inc. appeared and testified at the hearing  
25 and from its testimony it was determined in addition to Sipe Steel Rule Die, Inc.'s failure  
26 to substantially comply as detailed in Section 1 above, that Sipe Steel Rule Die, Inc. did  
27 not make reasonable efforts to substantially comply with the statement of benefits and  
28 Sipe Steel Rule Die, Inc.'s failure to substantially comply was not caused by factors  
29 beyond the control of Sipe Steel Rule Die, Inc. As a result of said failure, Sipe Steel Rule  
30 Die, Inc.'s deduction/abatement under R-26-22 is hereby terminated.~~



Admn. Appr. \_\_\_\_\_

DIGEST SHEET

**TITLE OF ORDINANCE: Resolution Confirming Substantial Compliance or Non-Compliance with a Statement of Benefits (SB-1) for 2024**

**DEPARTMENT REQUESTING ORDINANCE: Community Development Division**

**SYNOPSIS OF ORDINANCE: This resolution confirms that Compliance with Statement of Benefits (CF-1) Form filings made by Sipe Steel Rule Die, Inc. in May 2024 with an approved economic revitalization area are either in substantial compliance or non-compliance pursuant to both Council policy and Indiana law.**

**EFFECT OF PASSAGE: Potential retention or loss of economic revitalization area deduction (property tax abatement/phase-in).**

**EFFECT OF NON-PASSAGE:**

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

**ASSIGNED TO COMMITTEE (CHAIR & CO-CHAIR): Martin Bender and Rohli Booker**

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

**RESOLUTION NO. R-24-07-16**

NOTICE IS HEREBY GIVEN THAT THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA, WILL CONDUCT A PUBLIC HEARING ON AUGUST 6, 2024, AT 5:30 P.M., IN ROOM 035 – COUNCIL COURTROOM – GARDEN LEVEL CITIZENS SQUARE, 200 E. BERRY, FORT WAYNE, INDIANA 46802; DETERMINING SUBSTANTIAL COMPLIANCE OR NON-COMPLIANCE WITH STATEMENT OF BENEFITS (CF-1) APPROVED UNDER R-26-22 FOR A PROPERTY COMMONLY KNOWN AS:

**2703 Corrinado Court, Fort Wayne, IN 46808 (Sipe Steel Rule Die, Inc.)**

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: R8yBXBAHxxIX2OJ5yKZf | **Proof Updated: Jul. 24, 2024 at 09:12am EDT**  
Notice Name: R-24-07-16

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

07/26/2024: Government Notice 22.53

Subtotal	\$22.53
Tax %	0
Processing Fee	\$0.00
<b>Total</b>	<b>\$22.53</b>

See Proof on Next Page

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LANA R. KEESLING  
CITY CLERK  
7--26 hspaxlp

# The Journal Gazette

Allen County, Indiana

Account Name  
Gov: Fort Wayne City Clerk's Office  
Notice ID: R8yBXBAHxxlX2OJ5yKZf

### 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 44

#### COMPUTATION OF CHARGES

44 lines, 1 column(s) wide equal:  
44 equivalent lines at \$ 0.5120 cents per line \$22.53

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

Electronic processing fee \$0.00

TOTAL AMOUNT OF CLAIM \$22.53

#### 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:

7/26/24    \_\_\_\_\_    \_\_\_\_\_  
\_\_\_\_\_    \_\_\_\_\_    \_\_\_\_\_

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: 7/26/2024

  
Legal Clerk

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LANA R. KEESLING  
CITY CLERK  
7--26 hspaxlp  
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**REPORT OF COMMITTEE ON FINANCE**

**August 6, 2024**

***Marty Bender Chair***

***Rohli Booker Co-Chair***

***All Council Members***

A Resolution determining Substantial Compliance or Non-Compliance with Statement of Benefits (CF-1) form filing for 2024 for Sipe Steel Rule Die, Inc. for property at 2703 Corrinado Court, Fort Wayne, IN 46808 under Confirming Resolution R-26-22 with an "Economic Revitalization Area" approved under I.C. 6-1.1-12.1

**23**

**COMMITTEE ON FINANCE 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>
<u>BENDER</u>	<u><i>Marty Bender</i></u>		
<u>BOOKER</u>		<u><i>Rohli Booker</i></u>	
<u>CHAMBERS</u>	<u><i>[Signature]</i></u>		
<u>ENSLEY</u>	<u><i>[Signature]</i></u>		
<u>FREISTROFFER</u>			
<u>HARTMAN</u>	<u><i>[Signature]</i></u>		
<u>JEHL</u>	<u><i>[Signature]</i></u>		
<u>MYERS</u>	<u><i>[Signature]</i></u>		
<u>PADDOCK</u>	<u><i>[Signature]</i></u>		

**LANA R. KEESLING  
CITY CLERK**

*Lana R. Keesling*

Public Hearing Date: 8/6/2024


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

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

Read the third time in full and on motion by Councilperson Bender, placed on passage by the following vote:

<u>TOTAL VOTES</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
BENDER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BOOKER	<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"/>
ENSLEY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FREISTROFFER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HARTMAN	<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"/>
MYERS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PADDOCK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

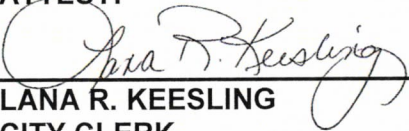
DATED: August 13, 2024

  
 \_\_\_\_\_  
 LANA R. KEESLING, CITY CLERK

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

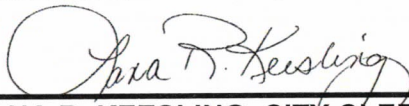
Resolution No. R-24-07-16 on the 13th day of August, 2024

ATTEST:

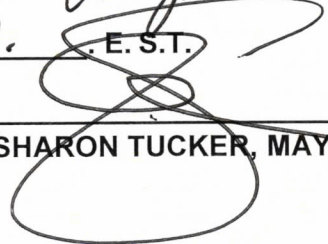
  
 \_\_\_\_\_  
 LANA R. KEESLING  
 CITY CLERK

  
 \_\_\_\_\_  
 PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 14th of August 2024, at the hour of 2:10 o'clock P. M. E.S.T.

  
 \_\_\_\_\_  
 LANA R. KEESLING, CITY CLERK

Approved and signed by me this 15<sup>th</sup> day of August 2024, at the hour of 11:49 o'clock A.M. E.S.T.

  
 \_\_\_\_\_  
 SHARON TUCKER, MAYOR

FORT WAYNE, INDIANA  
**RECEIVED**  
 AUG 15 2024  
 LANA R. KEESLING  
 CITY CLERK