

**A RESOLUTION determining SUBSTANTIAL COMPLIANCE OR NON-COMPLIANCE with Statement of Benefits (CF-1) form filing for 2025 for All America City Investors, LLC for property at 7310 Innovation Boulevard, Fort Wayne, IN 46818 under Confirming Resolution R-117-18 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 All America City Investors, LLC 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**, All America City Investors, LLC has filed CF-1 forms with the City of Fort Wayne, Allen County Auditor; and

**WHEREAS**, All America City Investors, LLC’s approved SB-1 form stated that 98 full-time jobs would be retained and 156 full-time jobs created by February 28, 2021; and

**WHEREAS**, All America City Investors, LLC’s approved SB-1 form stated \$3,023,216 in annual payroll would be retained for the 98 full-time retained jobs and \$4,873,560 in annual payroll created for the 156 full-time jobs to be created; and

**WHEREAS**, All America City Investors, LLC’s 2025 CF-1 form filing stated that 59 full-time jobs have been retained and zero full-time jobs have been created; and

**WHEREAS**, All America City Investors, LLC’s 2025 CF-1 form filing stated \$3,273,331 in annual payroll for the 59 full-time jobs retained and zero annual payroll for the zero full-time jobs created; and

**WHEREAS**, Common Council designated the City of Fort Wayne Community Development Division as the entity for the administration, application, processing and

1 monitoring of Economic Revitalization Areas under Section 153.13 of the Municipal  
2 Code of the City of Fort Wayne; and

3 **WHEREAS**, Common Council has defined substantial compliance under Section  
4 153.21 of the Municipal Code of the City of Fort Wayne as:

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

11 **WHEREAS**, meeting 75% of the 98 full-time jobs to be retained and 156 full-time  
12 jobs to be created means retaining 73 full-time jobs and creating 117 full-time jobs; and

13 **WHEREAS**, meeting 75% of the \$3,023,216 retained annual payroll means  
14 \$2,267,412 in retained annual payroll and 75% of the \$4,873,560 in created annual  
15 payroll means \$3,655,170 in created annual payroll; and

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

20 **WHEREAS**, Common Council made a determination on June 24, 2025 that All  
21 America City Investors, LLC was not in substantial compliance as a result of its failure to  
22 retain at least 73 full-time jobs with a retained annual payroll of at least \$2,267,412 and  
23 create at least 117 new full-time jobs with at least \$3,655,170 in created annual payroll;  
24 and

25 **WHEREAS**, Council directed the Community Development Division to mail  
26 written notice to All America City Investors, LLC explaining the reasons for Council's  
27 determination and a date, time, place of a hearing to be conducted by Council for the  
28 purpose of further considering All America City Investors, LLC's compliance with  
29 Statement of Benefits; and

30 **WHEREAS**, the aforementioned notice was properly prepared and served upon  
All America City Investors, LLC to appear before Council on August 26, 2025 at 5:30pm  
in Room 030 at Citizen's Square 200 E. Berry Street Fort Wayne, IN; and

**WHEREAS**, All America City Investors, LLC [appeared/failed to appear] before  
Common Council on August 26, 2025 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 All  
4 America City Investors, LLC with an approved Economic Revitalization Area for 2025 is  
5 not in substantial compliance pursuant to I.C. 6-1.1-12.1 and Section 153.21 of the  
6 Municipal Code of the City of Fort Wayne for failure to retain 75% of the 98 full-time, or  
7 73 full-time jobs, as stated and create 75% of the 156 full-time jobs, or 117 full-time jobs,  
8 as stated and retain 75% of the \$3,023,216, or \$2,267,412, in annual payroll or create  
9 75% of the \$4,873,560, or \$3,655,170, in annual payroll that was stated that would be  
10 generated by the created jobs.

11                   ~~**SECTION 2a.** All America City Investors, LLC failed to appear and otherwise  
12 testify and therefore Council confirms its determination of June 24, 2025 that All America  
13 City Investors, LLC has failed to substantially comply pursuant to IC 6-1.1-12.1 and  
14 Section 153.21 of the Municipal Code of the City of Fort Wayne as detailed in Section 1  
15 above. Council therefore finds that All America City Investors, LLC has failed to  
16 substantially comply and said failure was not caused by factors outside of All America  
17 City Investors, LLC's control. As a result of said failure, All America City Investors, LLC's  
18 deduction/abatement under R-117-18 is hereby terminated.~~

19                   **SECTION 2b.** That All America City Investors, LLC appeared and testified at the  
20 hearing and from its testimony it was determined that notwithstanding All America City  
21 Investors, LLC's failure to substantially comply as detailed in Section 1 above that All  
22 America City Investors, LLC did make reasonable efforts to substantially comply with the  
23 statement of benefits and All America City Investors, LLC's failure to substantially  
24 comply was caused by factors beyond the control of All America City Investors, LLC.  
25 Therefore, the continuation of All America City Investors, LLC's deduction/abatement  
26 under R-117-18 is hereby approved.

27                   ~~**SECTION 2c.** That All America City Investors, LLC appeared and testified at the  
28 hearing and from its testimony it was determined in addition to All America City  
29 Investors, LLC's failure to substantially comply as detailed in Section 1 above, that All  
30 America City Investors, LLC did not make reasonable efforts to substantially comply with  
the statement of benefits and All America City Investors, LLC's failure to substantially  
comply was not caused by factors beyond the control of All America City Investors,  
LLCs as a result of said failure, All America City Investors, LLC's deduction/abatement  
under R-117-18 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 2025**

**DEPARTMENT REQUESTING ORDINANCE: Community Development Division**

**SYNOPSIS OF ORDINANCE: This resolution confirms that Compliance with Statement of Benefits (CF-1) Form filings made by All America City Investors, LLC in May 2025 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): Nathan Hartman & Geoff Paddock**

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

**RESOLUTION NO. R-25-08-15**

NOTICE IS HEREBY GIVEN THAT THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA, WILL CONDUCT A PUBLIC HEARING ON AUGUST 26, 2025, 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-117-18 FOR A PROPERTY COMMONLY KNOWN AS:

**7310 Innovation Boulevard, Fort Wayne, IN 46818  
(All America City Investors, LLC)**

ALL INTERESTED PERSONS ARE INVITED TO ATTEND AND BE HEARD AT THE PUBLIC HEARING.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), THE CITY OF FORT WAYNE WILL MAKE REASONABLE ACCOMMODATIONS TO PEOPLE WITH DISABILITIES. ANY PERSON WITH SPECIAL NEEDS SHOULD CONTACT THE ADA COORDINATOR, HEATHER VANWAGNER AT 260-427- 1176 AT LEAST 72 HOURS BEFORE THE SCHEDULED MEETING TO DISCUSS NECESSARY SPECIAL ACCOMMODATIONS.

*LANA R. KEESLING  
CITY CLERK*



## OFFICIAL AD PROOF

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

Notice ID: ICfquujmFbpTlbsaj0SV | **Proof Updated: Aug. 13, 2025 at 08:38am EDT**  
Notice Name: R-25-08-15

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

08/15/2025: Government Notice 25.25  
Notice

Subtotal	\$25.25
Tax %	0
Processing Fee	\$0.00
<b>Total</b>	<b>\$25.25</b>

See Proof on Next Page

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LANA R. KEESLING  
CITY CLERK  
8--15 hspaxlp

# The Journal Gazette

Allen County, Indiana

Account Name  
Gov: Fort Wayne City Clerk's Office  
Notice ID: ICfquujmFbpTlbsaj0SV

### 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 **48**

#### COMPUTATION OF CHARGES

48 lines, 1 column(s) wide equal:  
48 equivalent lines at \$ 0.5260 cents per line \$25.25

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

Electronic processing fee \$0.00

TOTAL AMOUNT OF CLAIM \$ 25.25

#### 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:

8/15/25    \_\_\_\_\_    \_\_\_\_\_  
\_\_\_\_\_    \_\_\_\_\_    \_\_\_\_\_

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: 08/15/2025

*Bhinda McCreary*  
Legal Clerk

**NOTICE OF PUBLIC HEARING  
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**RESOLUTION NO. R-25-08-15**

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LANA R. KEESLING  
CITY CLERK

8--15 hspaxlp

**BILL NO. R-25-08-15**

**REPORT OF COMMITTEE ON FINANCE**

**August 26, 2025**

28

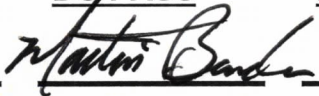




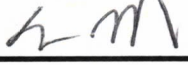

**Nathan Hartman Chair**

**Geoff Paddock Co-Chair**

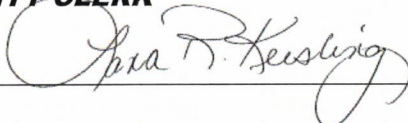
**All Council Members**

A Resolution determining Substantial Compliance or Non-Compliance with Statement of Benefits (CF-1) form filing for 2025 for All America City Investors, LLC for property at 7310 Innovation Boulevard, Fort Wayne, IN 46818 under Confirming Resolution R-117-18 with an "Economic Revitalization Area" approved under I.C. 6-1.1-12.1

**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>DOPASS</u>	<u>DO NOT PASS</u>	<u>ABSTAIN</u>
BENDER			
BOOKER			
CHAMBERS			
ENSLEY			
FREISTROFFER			
HARTMAN			
JEHL			
MYERS			
PADDOCK			

**LANA R. KEESLING  
CITY CLERK**



Public Hearing Date: 8-26-2025

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

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

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


DATED: August 26, 2025

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

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

Resolution No. R-25-08-15 on the 26th day of August, 2025

ATTEST:

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

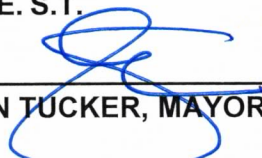
  
 \_\_\_\_\_  
 PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 27th of August 2025, at the hour of 10:40 o'clock A.M. E.S.T.

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

Approved and signed by me this 2nd day of September 2025, at the hour of 8:43 o'clock A.M. E. S.T.

FORT WAYNE, INDIANA  
**RECEIVED**  
 SEP 02 2025  
 LANA R. KEESLING  
 CITY CLERK

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