

3 **A RESOLUTION Considering a Waiver of Non-Compliance**
4 **for Late-Filed Application for Deduction from Assessed**
5 **Valuation of Structures in Economic Revitalization Areas**
6 **(ERA) (Form 322/RE) and Determination of Substantial**
7 **Compliance or Non-Compliance with Statement of Benefits**
8 **Approved under R-18-24 for 2020 McKinnie Avenue, Fort**
9 **Wayne, Indiana 46808 (HI Clinic VP, LLC/House**
10 **Investments)**

11 **WHEREAS**, Common Council has previously designated and declared by Declaratory
12 Resolution and Confirming Resolution property at 2020 McKinney Avenue for HI Clinic VP, LLC/
13 House Investments (Confirming Resolution R-18-24) under Sections 153.13-153.24 of the
14 Municipal Code of the City of Fort Wayne, Indiana, and I.C. 6-1.1-12.1; and

15 **WHEREAS**, The original Statement of Benefits and economic revitalization area
16 designation application submitted by HI Clinic VP, LLC/ House Investments and approved under
17 Confirming Resolution R-18-24 was for \$4,235,000 in real property improvements; and

18 **WHEREAS**, HI Clinic VP, LLC/ House Investments' 2025 Application for Deduction from
19 Assessed Valuation of Structures in Economic Revitalization Areas (ERA) (Form 322/RE) was
20 not filed in a timely manner on, or prior to, May 10, 2025 with the Allen County Auditor's Office;
21 and

22 **WHEREAS**, HI Clinic VP, LLC/ House Investments 's 2025 Compliance with Statement
23 of Benefits (Form CF-1/Real Property) was filed in a timely manner on, or prior to, May 15, 2025
24 with the City of Fort Wayne and the Allen County Auditor's Office; and

25 **WHEREAS**, the City gave HI Clinic VP, LLC/ House Investments notice to file their
26 Application for Deduction from Assessed Valuation of Structures in Economic Revitalization
27 Areas (ERA) (Form 322/RE) with the Allen County Auditor's Office; and

28 **WHEREAS**, the City has given HI Clinic VP, LLC/ House Investments notice to submit an
29 application for a waiver of non-compliance for a late filed Application for Deduction from
30 Assessed Valuation of Structures in Economic Revitalization Areas (ERA) (Form 322/RE); and

WHEREAS, HI Clinic VP, LLC/ House Investments has since filed their Application for
Deduction from Assessed Valuation of Structures in Economic Revitalization Areas (ERA) (Form
322/RE), Compliance with Statement of Benefits (Form CF-1/Real Property) with the City of Fort
Wayne and Allen County Auditor's Office; and

WHEREAS, the Common Council acknowledges that HI Clinic VP, LLC/ House
Investments has requested a waiver of non-compliance which the Common Council has the
power and authority to approve, under I.C. 6-1.1-12.1-9.5); and

WHEREAS, HI Clinic VP, LLC/ House Investments has fulfilled its pledge to complete the
project to construct a new 9,800 square foot primary care facility to be leased to a medical
provider; and

1 **WHEREAS**, Based on the CF-1 statement of benefits submitted, HI Clinic VP, LLC/
2 House Investments has established that they have substantially complied with their approved
3 statement of benefits; and

4 **WHEREAS**, I.C. 6-1.1-12.1-9.5 permits tax abatement non-compliance events such as
5 the untimely filing of an Application for Deduction from Assessed Valuation of Structures in
6 Economic Revitalization Areas (ERA) (Form 322/RE) to be waived; and

7 **WHEREAS**, if Common Council approves the waiver of non-compliance for the late filed
8 Application for Deduction from Assessed Valuation of Structures in Economic Revitalization
9 Areas (ERA) (Form 322/RE) then Common Council will also determine substantial compliance or
10 non-compliance with statement of benefits; and

11 **WHEREAS**, a public hearing of the Common Council has been held on the waiver.

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

14 **[OPTION 1]**

15 ~~**SECTION 1.** That, HI Clinic VP, LLC/ House Investments' request for a waiver of clerical and
16 technical errors and nonconformities with its Application for Deduction from Assessed Valuation
17 of Structures in Economic Revitalization Areas (ERA) (Form 322/RE) requirements is hereby
18 denied and as such the tax phase in granted under Confirming Resolution R 00-21 for real
19 property is terminated.~~

20 **SECTION 2.** That this Resolution shall be in full force and effect from and after its passage and
21 any and all necessary approved by the Mayor.

22 **[OPTION 2]**

23 **SECTION 1.** That all clerical and technical errors and nonconformities of HI Clinic VP, LLC/
24 House Investments Application for Deduction from Assessed Valuation of Structures in Economic
25 Revitalization Areas (ERA) (Form 322/RE) requirements that are waivable under State and local
26 law, including without limitation those errors and nonconformities described in I.C. 6-1.1-12.1-9.5
27 are hereby waived.

28 **SECTION 2. [OPTION A]** That Common Council finds that the CF-1 forms filed by HI Clinic
29 VP, LLC/ House Investments with an approved Economic Revitalization Area for 2025 is in
30 substantial compliance pursuant to I.C. 6-1.1-12.1 and Section 153.21 of the Municipal Code of
the City of Fort Wayne. Therefore, the continuation of HI Clinic VP, LLC/ House Investments' tax

1 phase-in is hereby approved. The Allen County Auditor shall be supplied with a copy of this
2 Resolution, upon passage, and are instructed to apply the tax phase-in.

3 ~~SECTION 2. [OPTION B] That Common Council finds that the OF-1 forms filed by HI Clinic~~
4 ~~VP, LLC/House Investments with an approved Economic Revitalization Area with an approved~~
5 ~~Economic Revitalization Area for 2025 are not in substantial compliance pursuant to I.C. 6-1.1-~~
6 ~~12.1 and Section 153.21 of the Municipal Code of the City of Fort Wayne. Therefore, HI Clinic~~
7 ~~VP, LLC/House Investments' tax phase-in is hereby terminated. The Allen County Auditor and~~
8 ~~shall be supplied with a copy of this Resolution, upon passage, and are instructed to terminate~~
9 ~~the tax phase-in for real and personal property.~~

10 **SECTION 3.** That, this Resolution shall be in full force and effect from and after its passage and
11 any and all necessary approval by the Mayor.

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13 _____
14 Member of Council

15 APPROVED AS TO FORM AND LEGALITY

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18 Malak Heiny, City Attorney

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14 Municipal Code of the City of Fort Wayne, Indiana, and I.C. 6-1.1-12.1; and

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16 designation application submitted by HI Clinic VP, LLC/ House Investments and approved under
17 Confirming Resolution R-18-24 was for \$4,235,000 in real property improvements; and

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WHEREAS, the Common Council acknowledges that HI Clinic VP, LLC/ House
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4 **WHEREAS**, I.C. 6-1.1-12.1-9.5 permits tax abatement non-compliance events such as
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11 **WHEREAS**, a public hearing of the Common Council has been held on the waiver.

12 **NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT
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15 **SECTION 1.** That, HI Clinic VP, LLC/ House Investments' request for a waiver of clerical and
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18 denied and as such the tax phase-in granted under Confirming Resolution R-66-21 for real
19 property is terminated.

20 **SECTION 2.** That this Resolution shall be in full force and effect from and after its passage and
21 any and all necessary approved by the Mayor.

22 **[OPTION 2]**

23 **SECTION 1.** That all clerical and technical errors and nonconformities of HI Clinic VP, LLC/
24 House Investments Application for Deduction from Assessed Valuation of Structures in Economic
25 Revitalization Areas (ERA) (Form 322/RE) requirements that are waivable under State and local
26 law, including without limitation those errors and nonconformities described in I.C. 6-1.1-12.1-9.5
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28 **SECTION 2. [OPTION A]** That Common Council finds that the CF-1 forms filed by HI Clinic
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30 substantial compliance pursuant to I.C. 6-1.1-12.1 and Section 153.21 of the Municipal Code of
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1 phase-in is hereby approved. The Allen County Auditor shall be supplied with a copy of this
2 Resolution, upon passage, and are instructed to apply the tax phase-in.

3 **SECTION 2. [OPTION B]** That Common Council finds that the CF-1 forms filed by HI Clinic
4 VP, LLC/ House Investments with an approved Economic Revitalization Area with an approved
5 Economic Revitalization Area for 2025 are not in substantial compliance pursuant to I.C. 6-1.1-
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13 Member of Council

14 APPROVED AS TO FORM AND LEGALITY

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17 Malak Heiny, City Attorney

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

RESOLUTION NO. R-25-08-21

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; CONSIDERING A WAIVER OF NON-COMPLIANCE FOR LATE-FILED COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1/REAL PROPERTY) AND DETERMINATION OF SUBSTANTIAL COMPLIANCE OR NON-COMPLIANCE WITH STATEMENT OF BENEFITS APPROVED UNDER R-18-24 FOR A PROPERTY COMMONLY KNOWN AS:

**2020 McKinnie Avenue, Fort Wayne, Indiana 46808 (HI Clinic VP,
LLC/House Investments)**

THE PUBLIC HEARING ON THE WAIVER WILL BE HELD PURSUANT TO I.C. 6-1.1-12.1-9.5 AND I.C. 6-1.1-12.1-11.3.

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*

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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: UBfeE7nfBb1WdGQ44FUN

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 57

COMPUTATION OF CHARGES

57 lines, 1 column(s) wide equal:
57 equivalent lines at \$ 0.5260 cents per line \$29.98

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

Electronic processing fee \$0.00

TOTAL AMOUNT OF CLAIM \$29.98

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



Legal Clerk

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LANA R. KEESLING
CITY CLERK
8--15 hspaxlp

REPORT OF COMMITTEE ON FINANCE

August 26, 2025

Nathan Hartman Chair

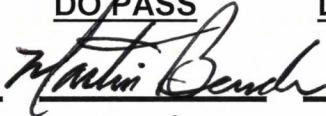
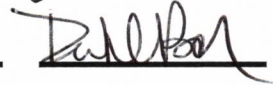



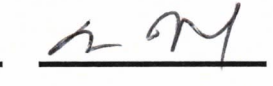
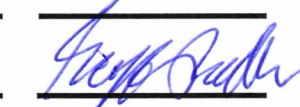
Geoff Paddock Co-Chair

All Council Members

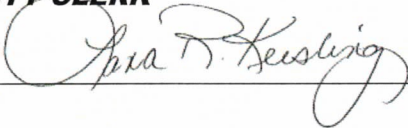
2.2A

A Resolution Considering a Waiver of Non-Compliance for Late-Filed Application for Deduction from Assessed Valuation of Structures in Economic Revitalization Areas (ERA) (Form 322/RE) and Determination of Substantial Compliance or Non-Compliance with Statement of Benefits Approved under R-18-24 for 2020 McKinnie Avenue, Fort Wayne, Indiana 46808 (HI Clinic VP, LLC/House Investments)

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>BOOKER</u> |  | | |
| <u>CHAMBERS</u> | | | |
| <u>ENSLEY</u> |  | | |
| <u>FREISTROFFER</u> |  | | |
| <u>HARTMAN</u> |  | | |
| <u>JEHL</u> |  | | |
| <u>MYERS</u> | | | |
| <u>PADDOCK</u> |  | | |

**LANA R. KEESLING
CITY CLERK**



Public Hearing Date: 8-26-2025

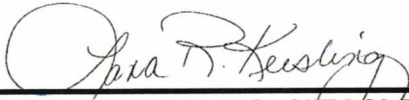
Read the first time in full and on motion by Councilperson Hartman.

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

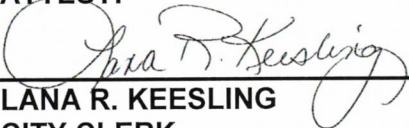


 LANA R. KEESLING, CITY CLERK

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

Resolution No. R-25-08-21 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 8:44 o'clock A.m. E.S.T.

RECEIVED
 SEP 02 2025
 LANA R. KEESLING
 CITY CLERK



 SHARON TUCKER, MAYOR